



Altamira
Exeter £257,500

East of Exe
ESTATE AGENTS

East & West of Exe

Altamira

Exeter £257,500

Beautifully modernised second-floor apartment offering bright, stylish and well-proportioned accommodation with attractive views over front gardens and a central green. The property features a spacious living/dining room, a sleek modern kitchen with integrated appliances and a charming balcony. There are two generous bedrooms and a modern family bathroom. Further benefits include excellent storage, wood-effect flooring, an updated gas

Beautifully modernised second-floor apartment | Bright and spacious living/dining room | Contemporary fitted kitchen/breakfast room with integrated appliances | Two well-proportioned bedrooms with built-in storage | Stylish fully tiled bathroom | Excellent internal storage throughout | Attractive outlooks over gardens and central green | Balcony with Views to Rear | Ideal for first-time buyers, professionals or investors | Short Walk into Topsham High Street

DESCRIPTION

Beautifully modernised throughout, this superb second-floor apartment offers bright, stylish and well-proportioned accommodation, enjoying attractive outlooks over the front gardens and central green space. The property is ideally suited to first-time buyers, professionals or investors seeking a turnkey home in a convenient and pleasant setting.



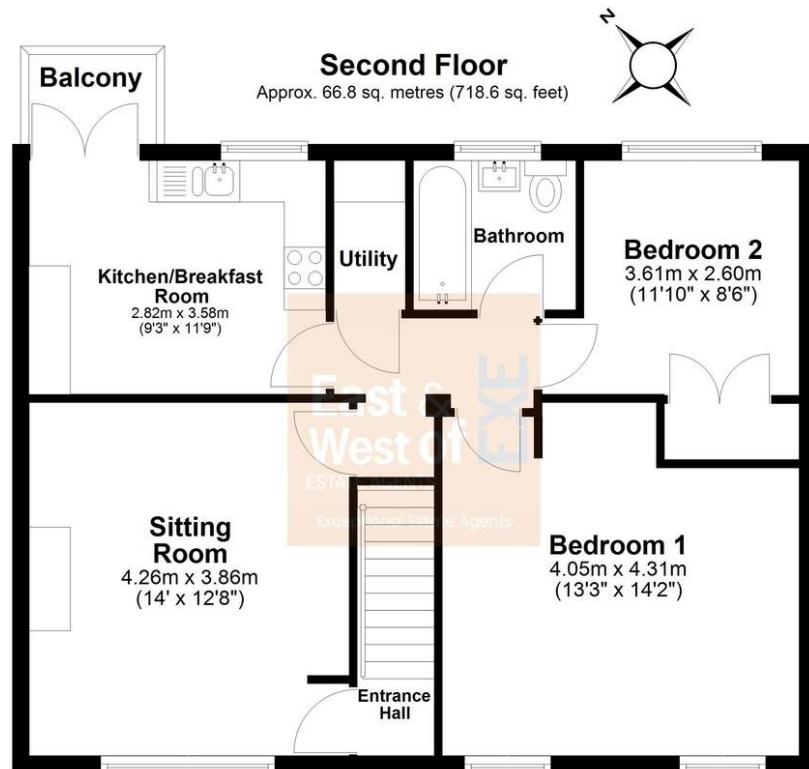
The apartment is entered via a welcoming lobby with stairs up to the second floor. The front door leads through to a spacious living and dining room, filled with natural light from a large full-height window and providing an ideal space for both relaxing and entertaining. The modern fitted kitchen/breakfast room has been thoughtfully designed with sleek high-gloss units, quality work surfaces and a range of integrated appliances, creating a practical yet contemporary space, with pretty balcony, an ideal space to sit out and enjoy the view.

There are two generous bedrooms, including a particularly spacious principal bedroom with built-in wardrobe storage, along with a second well-proportioned room ideal for guests, home working or family use. The stylish bathroom is fully tiled and fitted with a modern white suite with shower over the bath.

Further benefits include excellent built-in storage, engineered oak flooring through much of the apartment, and a recently updated gas combination boiler, ensuring comfort and efficiency.

Externally, the property sits within well-maintained grounds, with substantial area of permit parking. This beautifully presented apartment represents a fantastic opportunity to acquire a low-maintenance home ready for immediate occupation.





Total area: approx. 66.8 sq. metres (718.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk