

Dagmar Road, Exmouth, EX8

Exmouth

Guide Price

£180,000

Bedrooms: 1

Bathrooms: 1

Receptions: 1

A charming ground-floor one-bedroom flat, offering an excellent opportunity for first-time buyers, those seeking a sound investment, or a perfect seaside retreat.

The well-presented accommodation extends to approximately 517 sq ft and comprises a bright bay-fronted sitting/dining room, a practical fitted kitchen, a comfortable double bedroom, and a modern bathroom. Additional benefits include mains gas central heating, uPVC double glazing, and a private front entrance via a newly replaced door, providing the advantage of no shared access.

Outside, the property benefits from its own private garden—an ideal setting for both relaxation and entertaining. Thoughtfully landscaped, it features a vibrant array of mature flowering shrubs and well-stocked beds, complemented by generous decorative stone and chipping areas that create a low-maintenance yet attractive outdoor space. Additional conveniences include outdoor power sockets and a cold water tap.

Ideally positioned in a sought-after area of Exmouth, the property is within easy reach of the town centre and excellent transport links, while the beautiful seafront is just a short and pleasant stroll away, perfect for enjoying the coastal lifestyle.

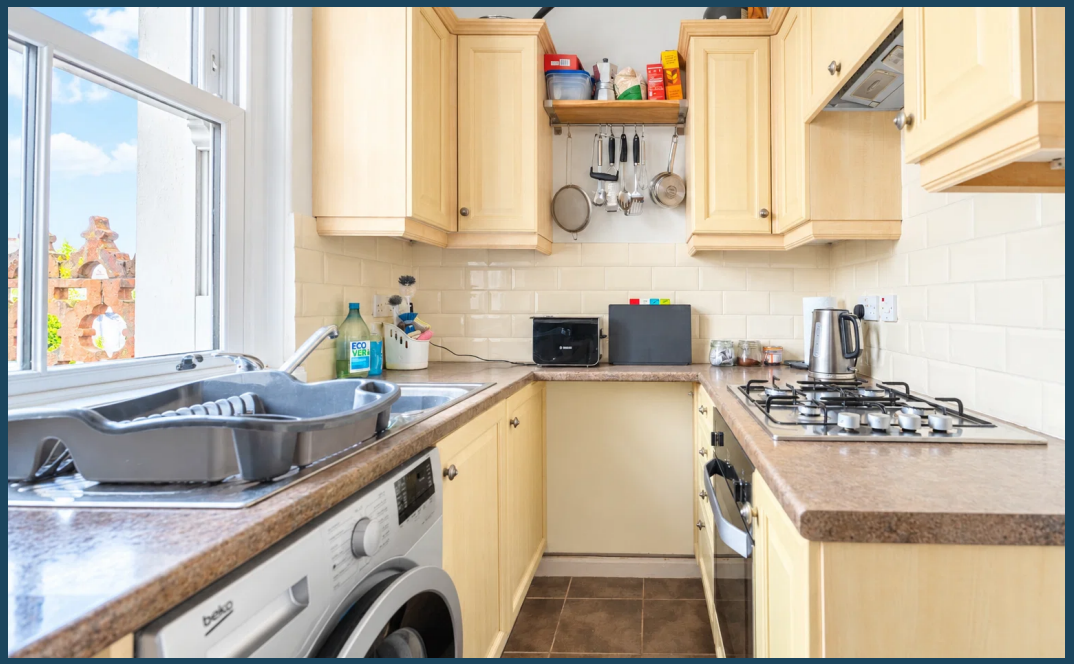
Early viewing is highly recommended to fully appreciate all that this appealing home has to offer.
Please quote reference RB0167

SUMMARY OF ACCOMMODATION:
Private front door to Reception Hall
Sitting/Dining Room: 5.9m (19'4") x 4.2m (13'9")
Kitchen: 2.5m (8'2") x 1.8m (5'11")
Bedroom: 3.9m (12'10") x 3.7m (12'2")
Bathroom/WC
Outside: Private, fully enclosed front garden.

NOTES:
Tenure: Leasehold - 100 years from 26th July 2018. 92 years remaining. Ground rent £150 per annum. Vacant possession on completion.
Service Charge: £100 per month
Council Tax Band: B (East Devon District Council).
EPC Rating: D
Services: Mains electric, water & drainage. Superfast fibre broadband is available.







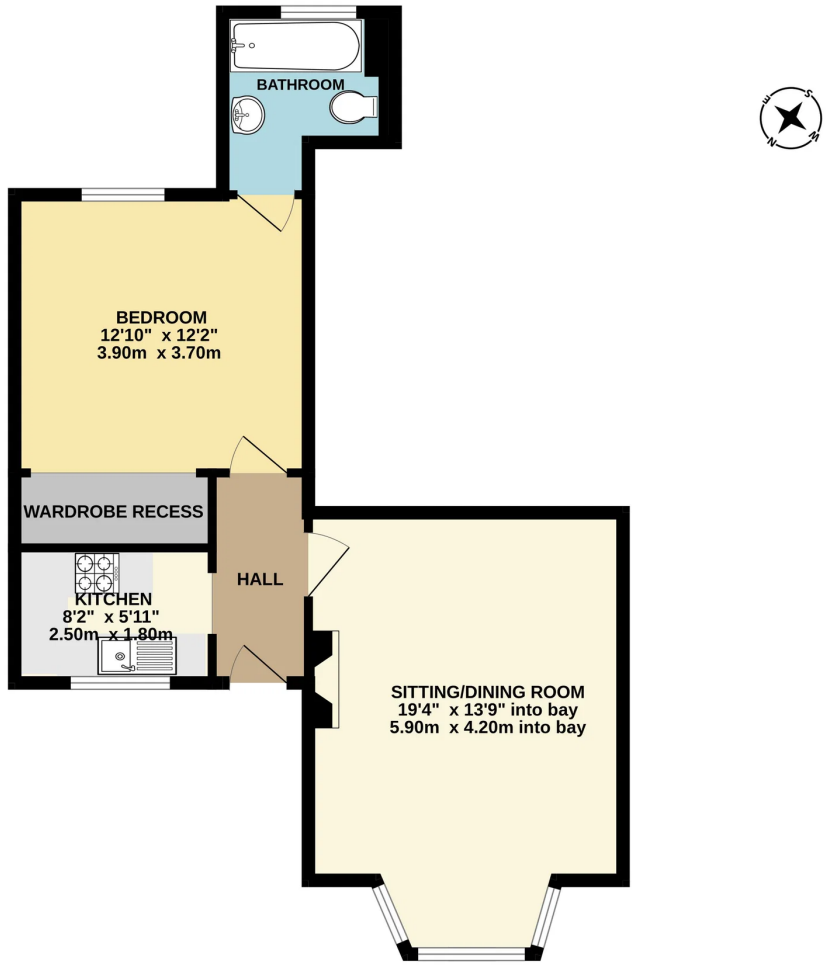






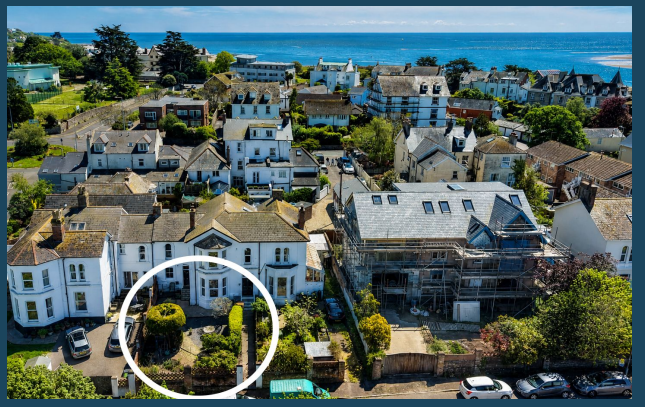
All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

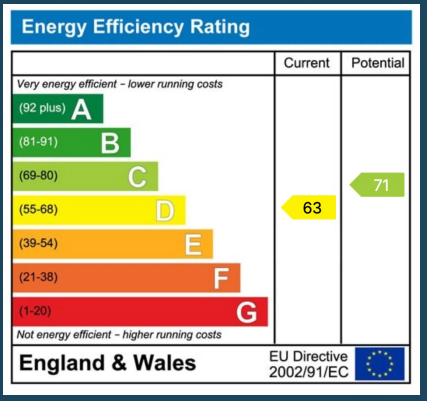
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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