



Guide Price £160,000
The Garden Flat, 15 Morton Road, Exmouth, Devon, EX8 1AZ



A freehold attached bungalow with a private courtyard/sun terrace and parking space in a great location close to the town centre & seafront.

- Open plan living room & kitchen with a built-in oven and hob
- Double bedroom with a wardrobe area
- Modern en-suite shower room/w.c.
- Electric heating & UPVC double glazing
- Private courtyard/sun terrace and parking space
- Convenient for the town centre & seafront
- No chain
- Council Tax = A
- EPC = E

Worth viewing because...

Being sold with no on-going chain. Self-contained freehold one bedroom attached bungalow with a parking space and private courtyard area/sun terrace. Great first time or investment opportunity for an Air B & B or long term let. Equally suitable for someone older looking to live on the level near the town centre and seafront.

In more detail...

This unique attached freehold bungalow has been modernised and is well presented throughout. The property is to the rear of Morton Road with its own parking space and enclosed courtyard/sun terrace laid to timber decking with a useful store and outside power sockets. A private front door leads to a spacious open plan living room and kitchen area. The kitchen area has a range of modern units with a built-in electric oven and hob. From the living room a door leads to a double bedroom with a built-in open fronted wardrobe and a well-appointed En-suite shower room/w.c. Other features include electric heating and UPVC double glazing.

Bear in mind...

It would be hard to imagine a more convenient location on the level close to the town centre, railway station, marina and seafront. The property is being sold with no onward chain and for more information as well as viewing arrangements please contact the sole selling agents, Hall & Scott Tel: 01395 265530. Email: exmouth@hallandscott.co.uk

The coastal town of Exmouth ...

The property is situated in a great location convenient for the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Directional note...

What3words/// between.haircuts.wicked

Room dimensions...

Living room & kitchen area: 16'10" (5.12m) x 10'10" (3.29m)

Bedroom: 10'10" (3.29m) x 8'2" (2.50m)

Ensuite shower room/w.c.: 7'5" (2.31m) x 2'9" (0.91m)

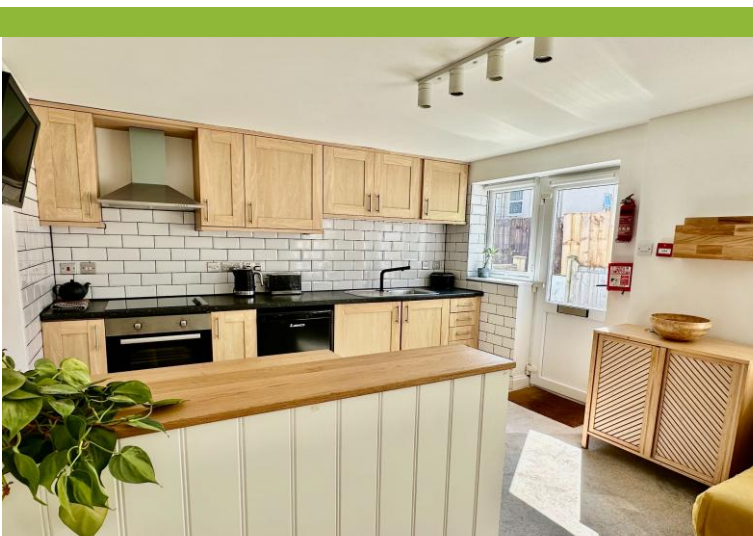
Courtyard/sun terrace: 28'10" (8.80m) x 6'4" (1.92m)

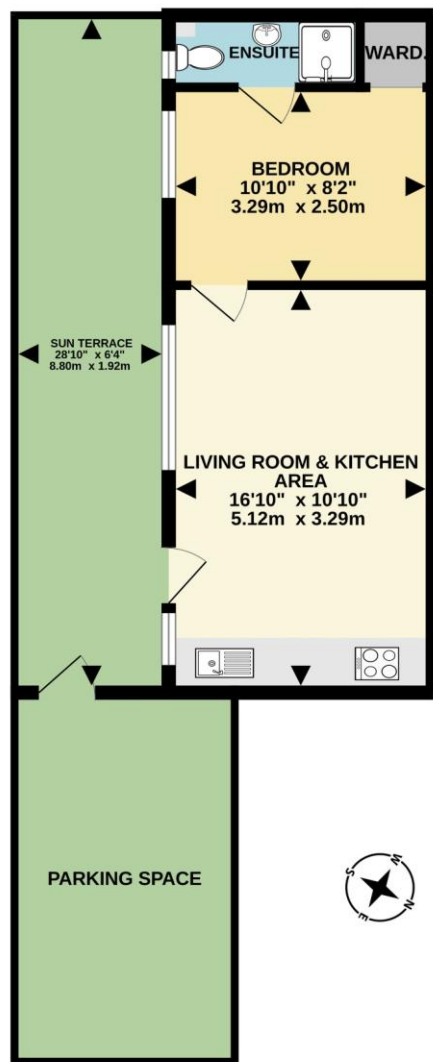
Tenure & outgoings ...

The property is freehold and pays a small contribution towards the communal fire alarm system at 15 Morton Road.

Services ...

Mains water; drainage and electricity are connected.

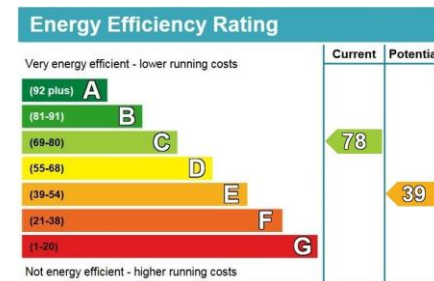




TOTAL FLOOR AREA : 312 sq.ft. (29.0 sq.m.) approx.

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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

