



£225,000  
48 Altamira, Topsham, Exeter, Devon, EX3 0AQ





**A well presented and spacious two bedroom ground floor apartment located in this popular development, walking distance of the town and train station. The property benefits from a parking space to the rear suitable for a small car and a single garage.**

**Spacious Lounge/Dining Room, Kitchen.  
Two Double Bedrooms, Shower Room, Separate W.C.  
Front Garden, Rear Courtyard.  
Parking Space. Garage.  
Gas Central Heating. uPVC Double Glazing.  
Strictly no pets  
NO CHAIN**

**THE ACCOMMODATION COMPRISES:- (all room sizes are approximate**

**ENTRANCE:** Opaque Double glazed entrance Door To:-

**ENTRANCE LOBBY:**

Wall mounted cupboards. Hanging Rail. Electric heater. Cupboard housing gas and electricity meters. Opaque glazed door through to:-

**SITTING/DINING ROOM:**

16' (4.88m) x 13' 9" (4.19m):

A large double glazed window to the front with views over Haldon Hills. Coved ceiling. Radiator. Door to :-

**HALLWAY:**

Radiator. Built- in under stairs storage cupboard. Doors leading off to:-

**KITCHEN/UTILITY:**

14' (4.27m) x 11' 6" (3.51m):

Roll edge worktop surfaces in tiled splash back. Stainless steel sink with drainer. Built in double oven Four ring gas hob with extractor over. Cupboards and drawers under. Space for dishwasher, washing machine, fridge and freezer. Matching wall mounted cupboards. uPVC double glazed window to the rear and a double glazed door to the rear. Radiator.

**BEDROOM 1:**

13' 9" (4.19m) x 10' 11" (3.33m):

uPVC double glazed window to the front. Built in double wardrobe. Radiator.

**BEDROOM 2:**

9' (2.74m) x 8' 8" (2.64m):

Upvc double glazed window to the rear. Built in wardrobe.

**SHOWER ROOM:**

6' 3" (1.91m) x 5' 9" (1.75m):

Fully tiled over sized shower cubicle with built in shower. Low-level W.C.

Pedestal wash hand basin. Walls in full tiled surround .Chrome runged radiator.

Wall mounted dimplex electric heater. Opaque glazed window to the rear.

**CLOAKROOM:**

Low level W.C. Wash hand basin in tiled splash back. Electric radiator. Wall mounted gas fired combi boiler.

**OUTSIDE FRONT:**

Attractive low maintenance front garden with gravelled area.

**REAR:**

Private courtyard garden with planted beds. **Single garage.**

**RESIDENTS PARKING AVAILABLE FOR ON ROAD PARKING****COUNCIL TAX BAND B**

**WHAT3WORDS:**oval.attend.swept

**DIRECTIONS:**

Easily reached on foot from the town centre - a pleasant walk along Fore Street passing the Globe Hotel on the left. At the junction go straight across into Monmouth Hill. Take the next left into Monmouth and continue until you reach the left hand turning into Altamira. The property will be found to the far right. Vehicle Access is via Elm Grove Road.



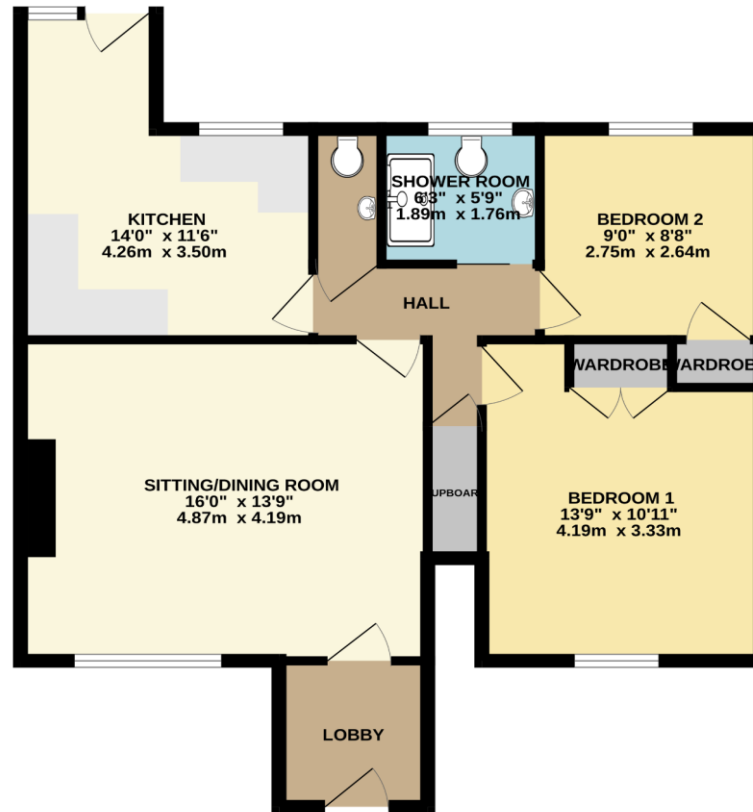
GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

**MAINTENANCE CHARGE-**£846.94 per ann

**GROUND RENT-** £76.99 per annum

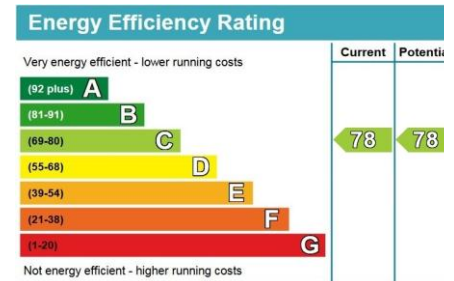
**GARAGE FEE-**£77.79 per annum

**STRICTLY NO PETS**



TOTAL FLOOR AREA: 710 sq.ft. (66.0 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.

