



Flat 3, 247 Exeter Road



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Exmouth, Devon EX8 3NG

Exmouth seafront (1.8 miles), M5 junction 30 (6.2 miles), Exeter city centre (9.8 miles)

A wonderful top floor 1 bedroom apartment enjoying beautiful views across Exmouth and out to sea with a glass balcony and off road parking.

- One bed penthouse apartment
- Shower room
- Sitting room enjoying the stunning views
- Less than 2 miles to the seafront
- EPC: C
- Balcony with beautiful views out to sea
- Study/Occasional bedroom
- Driveway parking
- Current council tax band: B
- Leasehold: 200 years from 1977

Guide Price £190,000

SITUATION

This well-presented second floor maisonette forms one of three individual units created from a substantial detached property, situated off the Exeter Road, less than 2 miles from the town centre. Exmouth offers a wide range of shops, including a Marks & Spencer Foodhall, along with a modern sports centre, indoor swimming pool, and a railway station with direct connections to Exeter. The seafront boasts around two miles of sandy beach, offering opportunities for sailing, paddleboarding, kite surfing and coastal walks along the South West Coast Path.

The cathedral city of Exeter is an easy commute to the west and offers a comprehensive range of shopping, dining, cultural and educational facilities. Exeter provides mainline rail links on both the Paddington and Waterloo lines, access to the M5 at Junction 30, and Exeter International Airport for both domestic and international travel.



ACCOMMODATION

Communal entrance door leading to a ground floor lobby, with stairs rising to a first floor landing. Own front door leading to a study or occasional bedroom with a sloping ceiling, uPVC double glazed dormer window and a built-in cupboard, stairs rise to a landing on the second floor with doors to the sitting room and bedroom.

The sitting room is a an attractive and particularly light and airy reception room, with an open-plan arrangement leading through to the kitchen. A Large uPVC double glazed window enjoying spectacular, far-reaching views over the Exe Estuary and South Devon coastline towards Berry Head.

From the kitchen a uPVC double glazed doorway providing access to a stunning glass-walled balcony making the most of the amazing views over the town and out to sea. The kitchen is fitted with part-tiled walls, work surfaces incorporating a one and a half bowl sink unit, and a range of base and eye-level units. Inset four-ring gas hob with built-in electric oven and filter hood, washing machine and freestanding under-counter fridge and freezer. A door leads to an inner lobby where there is a Worcester gas-fired boiler serving the domestic hot water and central heating system and a door to a shower room fitted with a fitted with a glazed corner shower cubicle with both overhead and hand-held shower units, pedestal wash hand basin and WC with push-button flush. Attractive part-wall tiling, radiator, mirrored cabinet and double glazed window.

Bedroom 1 is accessed from the landing and has a double glazed window, built-in mirror-fronted double wardrobes and radiator.

SERVICES

Current council tax band: B

Tenure: Lease hold

Utilities: Mains electric, drainage and water.

Heating: Gas central heating

Standard, ultrafast and superfast broadband available. EE, 02, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

On entering Exmouth on the A376, the property is located on the right hand side down a private lane off the A376 Exeter to Exmouth Road opposite Featherbed Lane.

AGENTS NOTE

The vendor has advised the agent that the property was successfully underpinned following the discovery of subsidence in 1981 and there has been no further movement.

No holiday lets are allowed under the lease. Normal residential lets are permitted. Pets are permitted with the permission of the freeholder.

LEASEHOLD

The property is held on a 200 year lease from 18th August 1977 with 154 years remaining. We understand the maintenance is 20% contribution towards maintenance costs on an 'as and when basis' and a ground rent of £50 per annum.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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