



18 Imperial Road, Exmouth, EX8 1AU

GUIDE PRICE

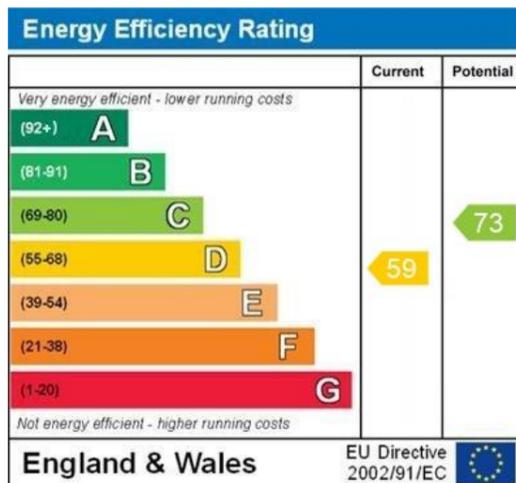
£350,000

TENURE Freehold

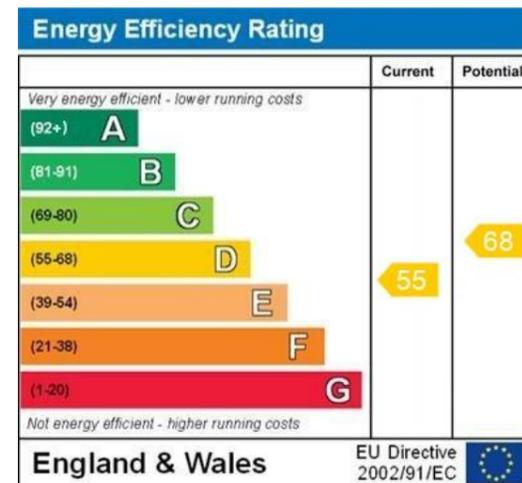


**A Fantastic Investment Opportunity To Purchase A Substantial Freehold House Divided Into Five Flats Ideally Located Only A Short Distance From The Town Centre And Seafront**

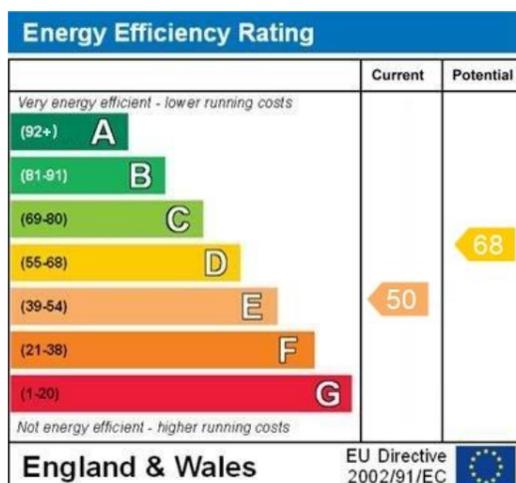
Two Good Size Ground Floor Flats \* Three First Floor Studio Style Flats \* To Be Sold With Current Tenants In Situ \* Parking Area/Garden To The Rear Of The Property \* Good Sized Loft Space Accessed From The First Floor Ideal For Conversion To Provide Further Accommodation With Lovely Views Subject To The Required Consents \* Currently Producing A Yearly Income Of Approximately £36,000 \* Contact Pennys For Further Information



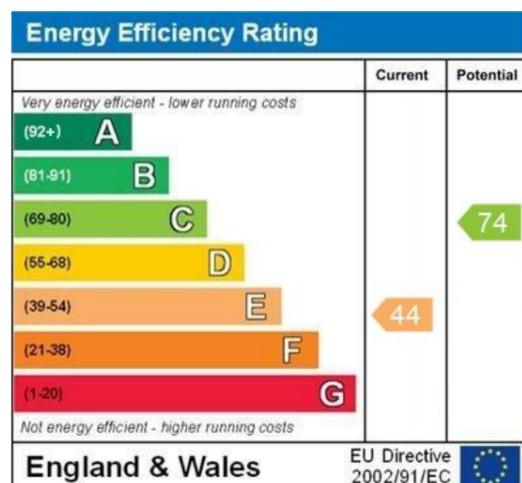
FLAT 1



FLAT 2



FLAT 4



FLAT 5

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**18 Imperial Road, Exmouth, EX8 1AU**

**THE ACCOMMODATION COMPRISES:** Communal front door to:

**ENTRANCE VESTIBULE:** Inner glazed door to entrance hall:

**FLAT 1:** Accessed from the rear of the building via uPVC front door with patterned glass to entrance hall.

**KITCHEN/BREAKFAST ROOM:** 4.24m x 2.44m (13'11" x 8'0") Fitted with single drainer sink unit set in work surface with cupboards, drawer units, plumbing for automatic washing machine, tiled surrounds, wall mounted cupboards, double glazed window, tiled flooring, night storage heater, door to:

**LIVING ROOM:** 3.78m x 2.57m (12'5" x 8'5") Double glazed window, night storage heater, door to:

**BEDROOM:** 3.71m x 2.64m (12'2" x 8'8") Double glazed window.

From the entrance hall door to:

**SHOWER ROOM:** Fitted with shower cubicle with splashback walls.

**SEPARATE CLOAKROOM/WC:**

**FLAT 2:** Front door to entrance hall.

**BAY WINDOWED LOUNGE:** 4.72m x 3.76m (15'6" x 12'4") maximum measurement to wall recess. Double glazed bay window to front aspect, dimplex night storage heater.

**KITCHEN:** 2.62m x 2.36m (8'7" x 7'9") Fitted with worktop, single drainer sink unit, cupboards and appliance space beneath, tiled surrounds, wall mounted cupboard, electric cooker point with extractor hood over.

**BEDROOM:** 4.14m x 2.64m (13'7" x 8'8") Double glazed window, door giving access to rear elevation, night storage heater.

**SHOWER ROOM/WC:** Double shower cubicle with sliding shower splash screen door and splashback walls, pedestal wash hand basin, WC with matching splashback and push button flush, dimplex electric wall heater.

**FLAT 3:** On the first floor, private front door to:

**BED/SITTING ROOM/KITCHEN:** 4.34m x 3.94m (14'3" x 12'11") length to 4.98m (16'4") into kitchen area.

**BED LIVING AREA:** TV point, night storage heater, double glazed window.

**KITCHEN AREA:** Fitted with worktops with inset single drainer sink unit, cupboard, plumbing for automatic washing machine, appliance space beneath, double glazed window, door to:

**SHOWER ROOM/WC:** Fitted with shower cubicle, splashback walls, wash hand basin, WC, double glazed window.

**FLAT 4:** Studio flat, located to the rear of the building.

**FLAT 5:** On the first floor, private front door to:

**ENTRANCE HALL:** Door to:

**KITCHEN:** 2.82m x 2.31m (9'3" x 7'7") Fitted with worktops, single drainer sink unit, cupboards beneath, tiled surrounds, wall mounted cupboard, double glazed window.

**LIVING/BEDROOM:** 5.03m x 3.63m (16'6" x 11'11") measurement to double glazed bay window to front aspect, fire surround, wardrobe, night storage heater, door to:

**SHOWER ROOM/WC:** Shower cubicle, splashback walls, wash hand basin, WC.

**OUTSIDE:** To the rear of the property is a paved garden with double width doors giving vehicle access from rear service lane.