

Guide Price £200,000
7 Alston Terrace, Exmouth, Devon, EX8 1BH





A beautifully presented individual, purpose-built first & second floor maisonette, in a great location, only a short walk from the seafront and town centre.

- A perfect home for first-time buyers or those wanting a low maintenance apartment close to the seafront and town centre
- Private entrance, garage available nearby to rent
- Open-plan living/dining/modern kitchen.
- Two bedrooms - one with seafront views.
- Well-appointed Shower room/w.c.
- Gas central heating & UPVC double glazing
- Private balcony garden
- Low running costs
- No onward Chain
- EPC = C
- Council tax =B

Worth viewing because...

It is hard to imagine a more convenient location than this close to the seafront, town centre, train station and other amenities. There is residents parking in the road, and there is the option of renting a nearby garage.

In more detail...

This excellent modern purpose-built maisonette has its own private entrance and "Tiki Bar Style" Balcony Garden – Perfect for al fresco dining or lounging in the sun! There is Open-plan living/dining/kitchen with natural light and some sea views, from the bay window. Two bedrooms with the main double bedroom enjoying seafront views. The second bedroom has a built-in cabin bed with under storage and an alcove with hanging Rail. There is also a modern shower room/W.C. Other features include Gas central heating & UPVC double glazing. The property is being sold with no chain, and an early viewing is highly recommended.

The coastal town of Exmouth...

The property can boast of the following nearby hospitality venues and attractions sited along Exmouth's 2 miles of sandy beach, and within walking distance - The Grove Pub, Rockfish, The Beach Pub, River Exe Café ferry, Seashells ice cream and Gifts, Mariners Dockside Café, Land & Sea Bar & Grill, Stuart Line Cruises, Exewake, Sail Exmouth, Shandie 3 Charter Fishing, Starcross Ferry, Exeplorer Water Taxis, Exmouth Marina, Exe Sailing Club, Reflexetions Beauty, 365 Physio, Cameron Jones Financial Management, Fish on the Quay, Exmouth SUP & Paddle Club, Exmouth Powerboat & Ski Club, Exmouth Rowing Club, Exe Kite Club, Orcombe Point SUP Club, The Bath House, The Beach Shop, Octagon restaurant, Exmouth Pavilion, Ocean-ten pin bowling, Seafront Adventure Park, Hangtime Café, Edge Water Sports, Exmouth ice-creams, Harbour Café, Budgeon's Mini Supermarket, Exmouth RNLI & shop, Exmouth Beach Rescue, Bumble & Sea, EX8 1AR Deli St Andrews Road and Bar Buoy Cocktails.

Bear in mind...

Set over two floors, this end modern purpose-built maisonette currently benefits from the rental of a garage, ideal for personal water sports and bike equipment storage, plus parking for one vehicle. This garage is located just next door to the property. The apartment is also in a residents parking area with permits available to purchase from the council. We understand from our clients that the owner of the garage would be happy to continue with this rental agreement. The garage is in the Templeton Court block, right next door. No 11 garage is in the corner. The current rent is £125.00 per month although this may increase in the future. We understand from our clients that for the time being the owner of the garage is agreeable to renting it to the new owner although this cannot be guaranteed in the future.

Directional note...

From the town centre walk up High Street and at the roundabout follow the road around to the right onto Chapel Hill. After passing the traffic lights and the Town Hall follow the road around to the left which then becomes St Andrews Road. Continue straight over at the crossroads and this property can be found on the left-hand side towards the seafront end of the road.

What3words:///waters.harder.spinners



Room sizes...

OPEN PLAN KITCHEN/LIVING/DINING AREA: 14' 10" x 12' 3" (4.52m x 3.73m) narrowing to 9' 2" (2.79m).

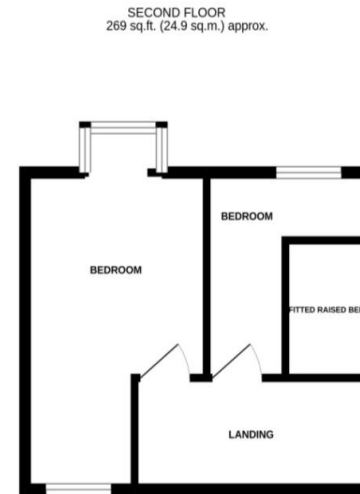
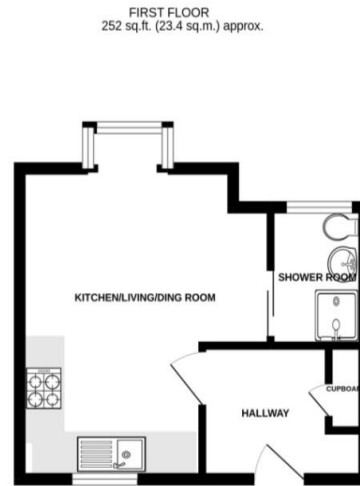
BEDROOM 1: 17' 0" x 9' 1" (5.18m x 2.77m) maximum overall measurement into wall recesses.

BEDROOM 2: 10' 5" x 7' 11" (3.18m x 2.41m).

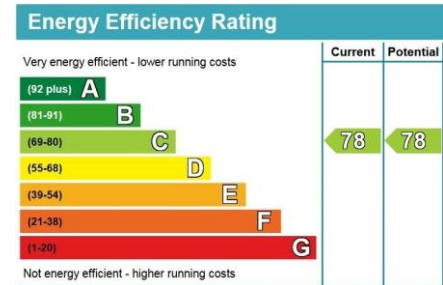
Services – All mains services are connected.

Tenure & outgoings - The lease is 999 years from 29.9.2010 with 984 years remaining. Lease end date 29.09.3009 There is a Deed of Variation to allow holiday letting. All owners are registered with Companies House as Directors of Templeton Exmouth Ltd, with equal shares of the Freehold, The maisonette currently pays £45.00 per month towards the communal maintenance, to cover window cleaning, and building insurance, The excess money from the monthly maintenance goes into a contingency account for the updating of the cedar treatment panelling, which will be restored in the future.

FLOOR PLAN:



TOTAL FLOOR AREA: 521 sq.ft. (48.4 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.
Made with Memphis ©2022



Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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 particular, 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.

