



Stunning second floor apartment located in this newly built apartment block within the centre of the vibrant seaside town of Exmouth. The apartment is finished to a high standard and comprises of two double bedrooms, large open plan kitchen/dining/living room, and family bathroom. The property also benefits from allocated parking space and is within easy walking distance to the beach and local amenities.

Estuary Reach  
Exmouth £305,000

East of **EXE**

# Estuary Reach Exmouth £305,000

Second Floor Apartment | Two Bedrooms | Spacious open plan living/dining room | Modern Bathroom | Allocated Parking Space | Newly Built Apartment Block | Within Easy Walking Distance of The Beach and Local Amenities

## APPROACH

Covered communal entrance with communal front door and entry phone to entrance lobby.

## COMMUNAL ENTRANCE HALLWAY

Stairs and lift to second floor. Front door to apartment 7 and entrance hallway.

## ENTRANCE HALLWAY

Spacious L-shape entrance hallway with Upvc double glazed window to side aspect, coat hanging space, wall mounted Dimplex electric programmable radiator. Door to large cupboard housing hot water tank and space for storage, door to adjoining rooms.

## OPEN PLAN LIVING/DINING/KITCHEN

Wonderful light and spacious room with Upvc double glazed window to side aspect and two high level Upvc double glazed windows to rear aspect. Two wall mounted Dimplex programmable electric radiators, TV and telephone points. Quality Karndean flooring, modern fitted kitchen with range of base, wall and drawer units in high gloss white finish, worktop with matching upstand and inset stainless steel sink. Integral NEFF double oven and ceramic hob with glass splash panel, and extractor hood over, integral NEFF fridge, freezer, dishwasher and washer/dryer, extractor fan, recess spotlights.

## BEDROOM 1

Spacious double bedroom with Upvc double glazed window to side aspect, sliding doors to built-in wardrobe complete with hanging rails and shelf, wall mounted Dimplex electric programmable radiator.

## BEDROOM 2

Further spacious double aspect double bedroom with Upvc double glazed windows to side and rear aspect, wall mounted Dimplex electric programmable radiator.

## BATHROOM

Modern bathroom with white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass screen and mixer tap with shower head attachment, chrome ladder style radiator, recess spotlights, extractor fan.

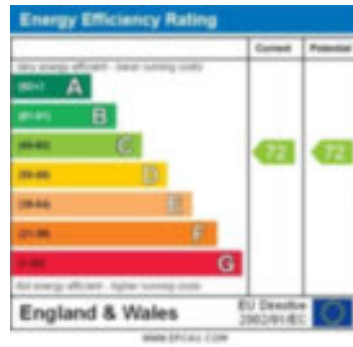
## OUTSIDE

## PARKING

Remote controlled roller door leads to a large residents secure car park with allocated parking space. Door to bin store and further doors to bike store and internal access staircase.

## AGENTS NOTES:

The property has a share of freehold, 995 years remaining on lease  
Service Charge: £1370.38 Per Annum  
Council Tax Band: C - East Devon Council



GROUND FLOOR  
680 sq ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq ft. (63.1 sq.m.) approx.  
Approximate dimensions shown are for guidance only. Measurements taken on 12/11/2024.



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.