



A well-presented two double bedroom maisonette occupying the 1st and 2nd floor, located in the heart of popular Exmouth. The property benefits from a fitted, modern kitchen with gas combi boiler, south facing reception room and two good sized bedrooms on the top floor. The property is offered with no ongoing chain and would be an ideal investment or first-time purchase, with an option to also purchase the ground floor apartment.

Albion Street
Exmouth £155,000

East of 

Albion Street Exmouth £155,000

1st and 2nd Floor Maisonette | Two Bedrooms | Reception Room | Fitted Kitchen | Modern Bathroom | Ideal 1st Time Buy/Investment | Central Exmouth | Double Glazed Throughout | Gas Boiler | No Ongoing Chain

ENTRANCE

Door from Albion Street opens into the communal hallway with door to the ground floor apartment and private stairs with windows rising to the 1st floor landing.

ENTRANCE HALL

Door opening into the landing with stairs rising to the second floor and doors to kitchen, bathroom, and reception room

RECEPTION ROOM

South facing window to the front, radiator, light fitting and picture rail.

KITCHEN

Modern fitted kitchen, window to the rear, wall mounted gas combi boiler, space for fridge and washing machine, light and radiator.

BATHROOM

White suite comprising bath with electric shower over, WC and wash hand basin, fully tiled with light and extractor fan.

SECOND FLOOR LANDING

Staircase to the second-floor landing with window, storage area and loft access.

BEDROOM ONE

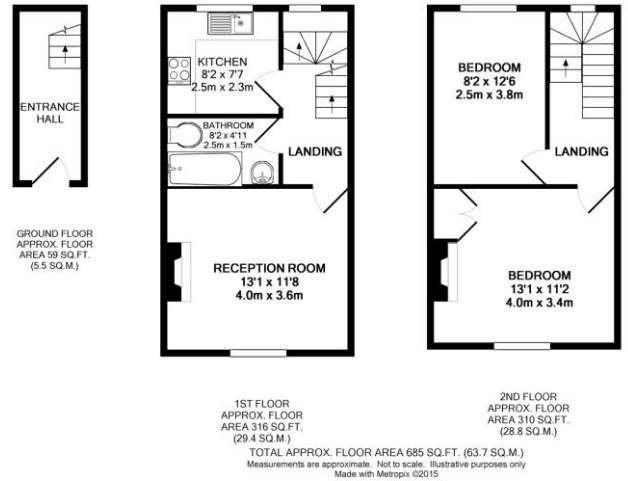
South facing window, built in wardrobe, light and radiator.

BEDROOM TWO

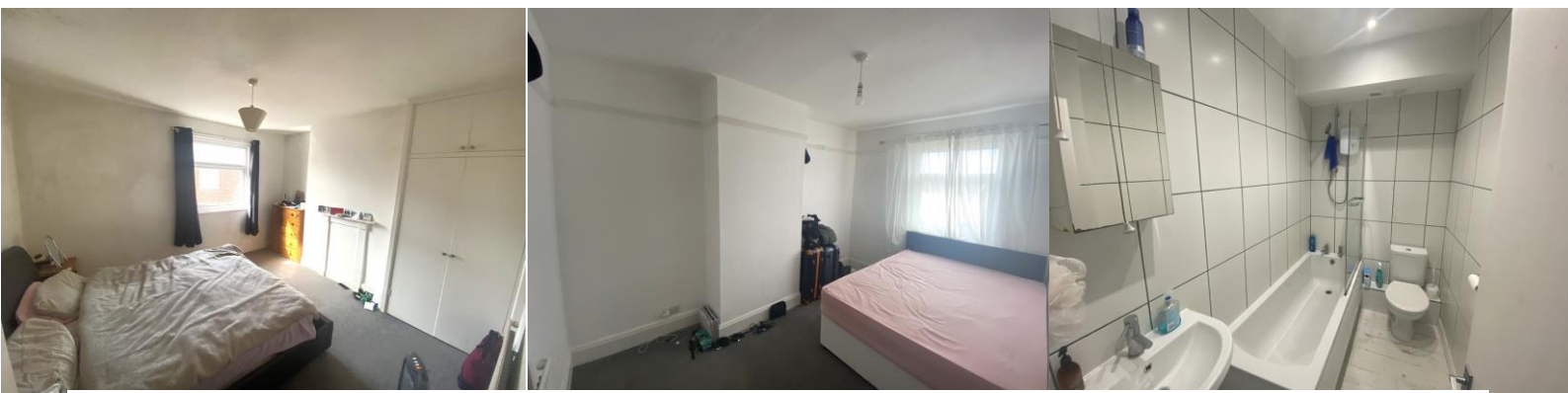
Window to the rear, radiator, and light.

AGENTS NOTES

The property is leasehold. For more information on the lease please contact the office.
The council tax band – A
There is also an option to purchase the ground floor apartment simultaneously.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967