



## First Floor Maisonette

CHECK OUT this well-presented, first-floor maisonette in Exmouth. This property is beautifully presented throughout with a bright living room, modern kitchen, two bedrooms, bathroom and off-road parking. Ideal FIRST HOME or BUY TO LET.

18 Blackmore Court | Exmouth | EX8 4SG







PROPERTY TYPE  
Maisonette



SIZE  
670 sq ft



LOCATION  
Exmouth



AGE  
1980s to 1990s



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Off Road Parking



OUTSIDE SPACE



EPC RATING  
73C



COUNCIL TAX BAND  
B



### in a nutshell...

- Two Bedrooms and Office/Nursery
- Bright and Airy Living Room
- Modern Kitchen
- Bathroom
- Off-Road Parking
- Ideal First Home or Investment
- Private Access
- Complete Upper Chain
- Seaside Town with Lovely Beaches





## the details...

The private front door opens into a welcoming entrance hallway, offering plenty of space to store shoes and hang coats. Just to the left of the front door, there is a handy outdoor storage area, ideal for keeping everyday essentials neatly tucked away and space for a tumble drier.

Carpeted stairs rise to the first floor and the main accommodation. At the end of the corridor, the bright and airy living room offers ample space for both a sofa and a dining table and features a Juliet balcony with views over the countryside behind the property.

A further door leads into the modern kitchen, fitted with tile-effect vinyl flooring, an electric oven with gas hob, and designated spaces for a fridge/freezer and washing machine. The sleek white units provide ample cupboard storage, complemented by tiled surrounds.

There are two well-appointed bedrooms and a third room that offers excellent versatility and works well as a dressing room, home office or nursery. Completing the accommodation is the stylish bathroom, fitted with a tiled bath with shower over, wash basin, WC, and tile-effect vinyl flooring.

Outside the property benefits from a private car park.

Tenure - Leasehold

Leasehold Start Date - 10 April 1988

Lease Term Remaining - 86 Years

Council Tax Band B

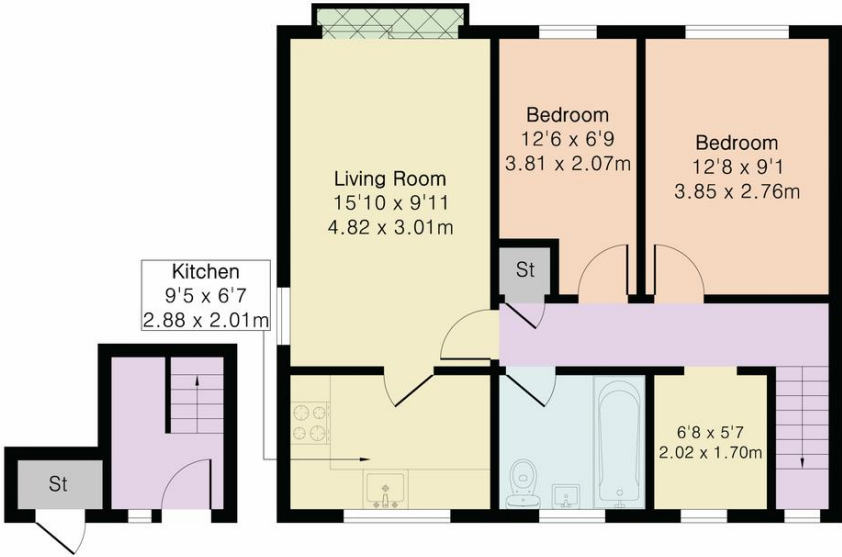


the floorplan...

Approximate Gross Internal Area 670 sq ft - 62 sq m

Ground Floor Area 53 sq ft – 5 sq m

First Floor Area 617 sq ft – 57 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



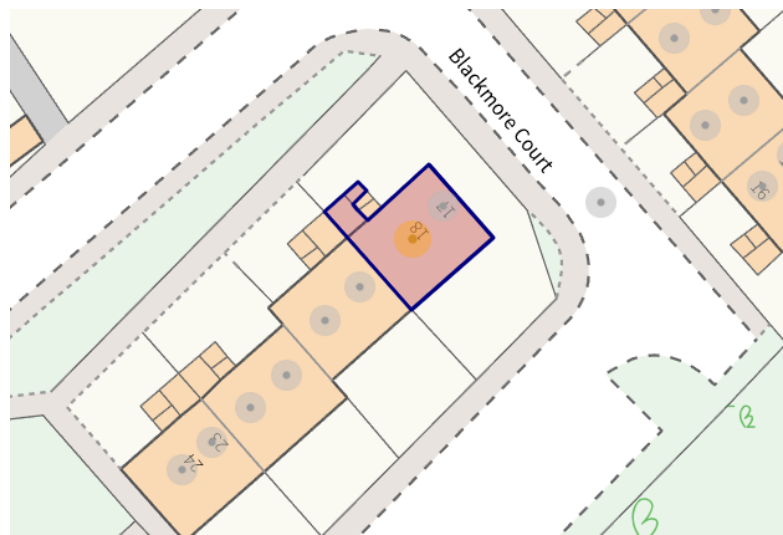
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