



£230,000
Flat 7, 37 The Strand, Exmouth, Devon, EX8 1AQ



Well-presented two-bedroom maisonette in the heart of the town centre and within a short stroll of the seafront. Currently successfully operated as a short term holiday let.

- **Spacious open-plan kitchen/sitting room with bay window**
- **Modern fitted kitchen with integrated oven, hob and extractor**
- **2 Double Bedrooms**
- **Bathroom**
- **Phone Entry System**
- **Double Glazing & Gas Central Heating**
- **Successfully operated as a short-term holiday let**
- **Carport Parking available beneath the property by separate negotiation**
- **No Onward Chain**

DESCRIPTION: A well-presented and neutrally decorated two-bedroom maisonette, ideally positioned in the very heart of Exmouth town centre. Arranged over the first and second floor, the accommodation includes a bright and spacious open-plan kitchen/sitting room with bay window, modern fitted kitchen, two well-proportioned double bedrooms and a white bathroom suite. The property has been successfully operated as a short-term holiday let in recent years, with income figures available to demonstrate a typical return on investment, making it an attractive option for investors or those seeking a seaside bolt-hole. The property is offered with no onward chain.

LOCATION : The property is located within the town centre of Exmouth, just a short walk to the train and bus links and the beachfront just a 10 minute walk away.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

Additionally, Manor Gardens is located directly opposite the apartment, providing an attractive green open space ideal for relaxation or enjoying a coffee from the well-regarded Bumble and Bee café.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Communal entrance serving two apartments with staircase rising to...

FIRST FLOOR

Private front door to...

RECEPTION HALL: Staircase rising to second floor. Door to...

OPEN-PLAN KITCHEN/SITTING ROOM: 6.1m x 6.17m (20'0" x 20'3") into wall recess x 4.67m (15'4") plus double glazed square bay window overlooking the front aspect. A bright and spacious room comprising...

KITCHEN AREA: Fitted with wood-effect worktops and matching splashbacks. Inset single drainer sink unit with mixer tap and glass splashback. A range of cupboards and drawer units, with plumbing for washing machine beneath the work surfaces. Inset four-ring hob with glass splashback and chimney-style extractor hood over incorporating light, with built-in oven below. Matching wall-mounted cupboards. Space for fridge freezer. Radiator.

SITTING AREA: Radiator. Door entry phone.

SECOND FLOOR

LANDING AREA: Access to storage cupboard. Doors to...

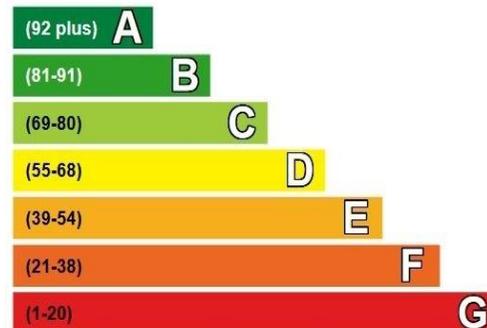
BEDROOM 1: 3.51m x 2.69m (11'6" x 8'10") Double glazed sash style window to front aspect. Radiator.

BEDROOM 2: 3.68m x 3.38m (12'1" x 11'1") maximum overall measurement. Another spacious double bedroom with double glazed sash style window to front aspect. Single cupboard. Radiator.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82

BATHROOM/WC: 2.31m x 1.83m (7'7" x 6'0") White suite comprising bath with shower attachment, shower splash screen and tiling to splash prone areas. Pedestal wash hand basin with tiled splashback. Low level WC. Chrome heated towel rail. Recessed ceiling led spotlighting. Extractor fan.

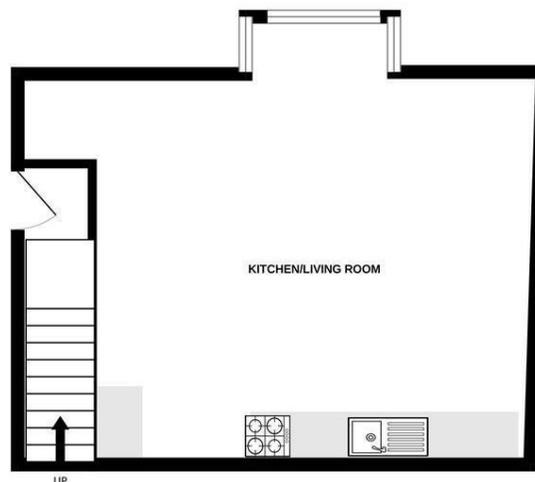
OUTSIDE: Parking is available within a carport located beneath the apartment building and may be acquired by separate negotiation.

WHAT3WORDS: ///suffice.pulse.exchanges

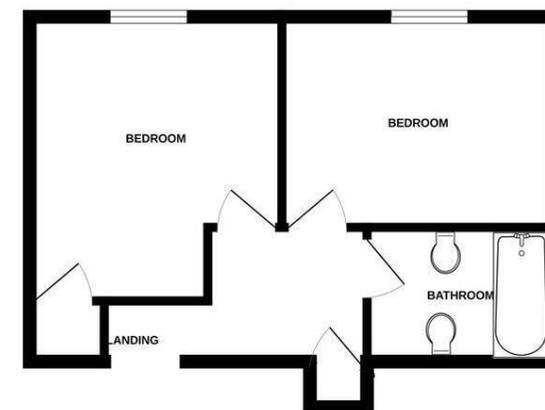
TENURE: Share of Freehold

SERVICE & MAINTENANCE CHARGE: The property benefits from a 50% share of the Freehold. There is no fixed monthly maintenance charge; instead, costs are apportioned on an as-required basis, with quotations obtained for works when necessary and expenses shared between Flats 6 and 7.

FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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.
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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.

