



Woodville Road, Exmouth

£165,000, Leasehold

Woodville Road, Exmouth

Overview

- Spacious First Floor Maisonette plenty of natural light
- Central location
- Potential for Large Open Plan Living
- Two Double Bedrooms
- Large Bathroom
- Modern Kitchen
- Double Glazing and Gas Central Heating
- NO CHAIN
- Excellent Home or Rental Investment
- OFF ROAD PARKING



Description

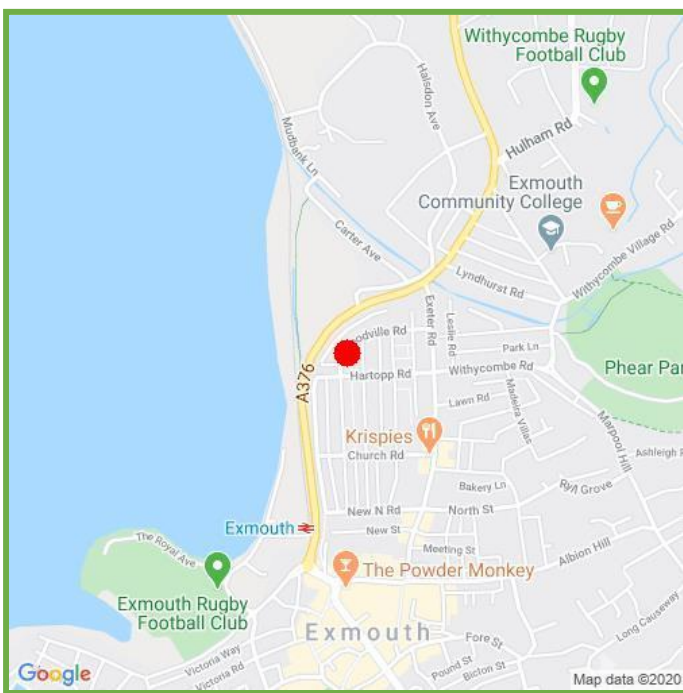
FIRST TIME HOME or Rental INVESTMENT. Located short walk to Exmouth Town Centre. First Floor Maisonette, plenty of space & natural light. Potential for a slightly different layout giving a large OPEN PLAN Live/Eat. Currently arranged Living Room, Kitchen, Bathroom, 2 Bedrooms & Parking

Accommodation

Available now with no onward chain is this fantastic two double bedroom first floor apartment occupying the whole first floor of this large building. The property has large rooms and high ceilings throughout which all contribute to making it feel very spacious indeed. This property boasts the added feature of off-road parking which also has space for outside table and chairs if desired i.e. very similar to a courtyard garden in this area.

Worthy of note is the fact that the property has been fully re-decorated throughout and various carpets replaced within the last month. This property would make a great home or superb rental investment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

ACCOMMODATION COMPRISING: uPVC door giving access to...

INNER VESTIBULE: Stairs rising to main landing area. Access to large loft area that could be developed subject to the necessary permissions. Doors giving access to...

BEDROOM TWO: uPVC window to rear aspect, radiator.

BEDROOM ONE: A large room with built in storage wardrobe. TV point, uPVC window to front aspect.

LARGE LOUNGE: Radiator. Window to front aspect. TV point.

BATHROOM: A large white suite bathroom with white suite bath, shower screen and mixer shower over, close coupled WC, pedestal wash hand basin. Window to side aspect. Tiled walls. Extractor fan. Built in storage cupboard. Radiator.

KITCHEN: A range of modern eye and base level storage units with roll top work surfaces, inset one and a half bowl stainless steel sink with mixer tap over. Wall mounted combination Glowworm boiler. Space and plumbing for washing machine. Tiled splashbacks. Window to front aspect.

TENURE DETAILS AND POINTS OF INTEREST:

Roof: The roof was replaced in it's entirety in 2013 and has a ten year guarantee expiring in 2023.

Freeholder: Owned by ground floor flat (two flats in building)

Maintenance Charges: As and when in agreement by the two flats in building

Ground Rent: £50 Per Annum

Lease Length: 999 years from 1989

Building Insurance: Approx £100 Per Year

Council Tax Band: B

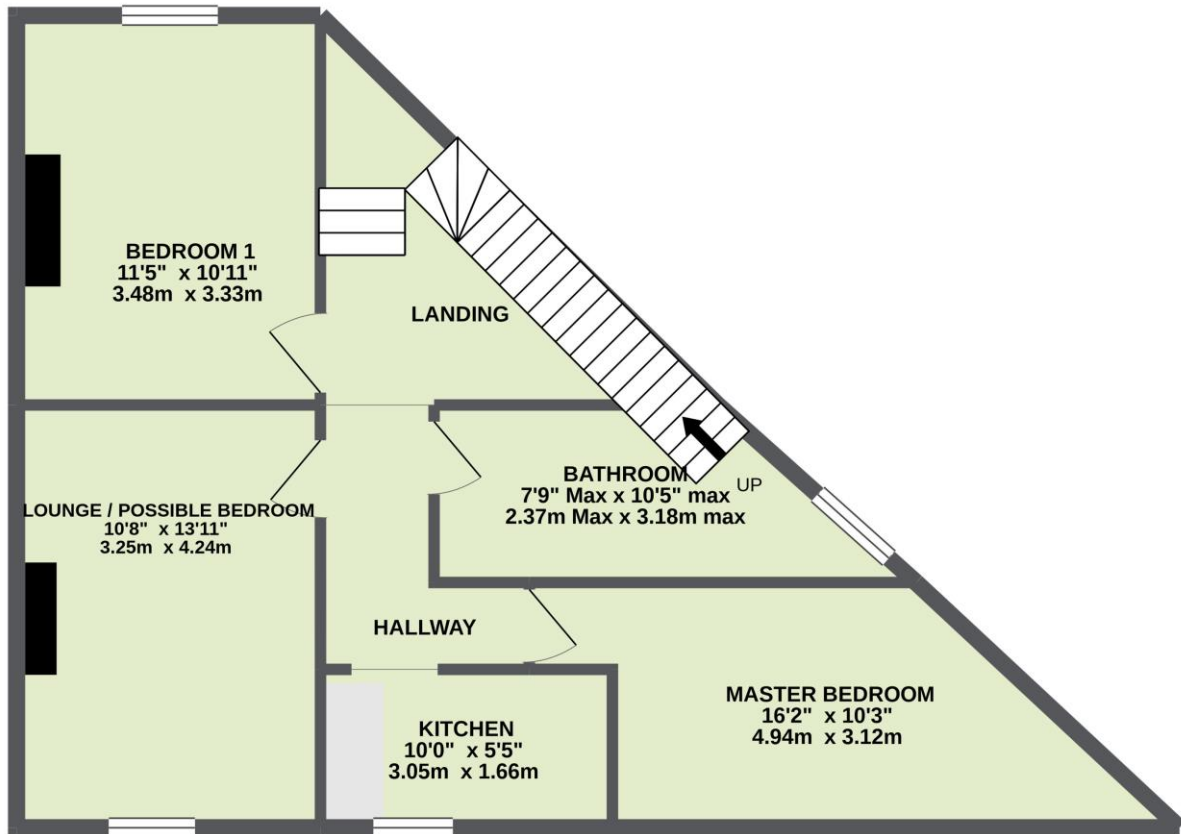
Chain: No

Services: All mains connected

The Boiler was fitted in March 2017 and has a 7 year guarantee on parts and labour.

Rentability: High, likely to achieve £775 Pcm

FIRST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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