



Price £95,000

Flat 2a, 28 Morton Road, Exmouth, EX8 1BA



- Renovated First Floor Flat • Level Walk To Seafront, Town & Train Station • Electric Heating & Double Glazing
- Open Plan Living Room / Brand New Kitchen • 1 Bedroom with Built - in Wardrobe • Brand New Fitted Shower Room
- Ideal Investment Purchase c. 6.3% Yield • NO ONWARD CHAIN



Description

Having been the subject of a comprehensive renovation project is this 1 bedroom, first floor flat situated within level walking distance of Exmouth Seafront, Town Centre, Parks and Train Station. The renovation includes the property being re-wired, re-plumbed and re-plastered. The property is both uPVC double glazed and electrically heated with the accommodation comprising of open plan living room / brand new fitted kitchen, bedroom with wardrobe and brand new fitted shower room. There is also a useful loft storage area. This property would, perhaps, make an ideal investment purchase with an estimated yield of c. 6.3%

Location

Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Sidmouth and Lyme Regis. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distant.

Accommodation

Ground Floor

Communal front entrance door, with entry com system, leading to:

Communal Hallway

High level electric fuse box and meter cupboard. Stair case rising to first floor.

First Floor

Own front entrance door leading to:

Living Room / Kitchen 11'9" (3.58m) Plus Recess x 10'3" (3.12m)

Dual aspect having windows to either side. Brand new fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel single sink and drainer unit. Built - in 4 ring Halogen hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space under work surface for fridge etc. Inset ceiling



lights. Wall mounted, thermostatically controlled, electric heater. Entry phone. TV point. Telephone point. Doors to shower room and:

Bedroom 10'2" (3.1m) x 8'1" (2.46m)

Window to rear gaining views of the Church. Built - in single wardrobe. Brand new fitted carpet. Wall mounted, thermostatically controlled, electric heater.

Shower Room

Obscure glazed window to side. Brand new fitted white suite comprising shower cubicle with electric shower unit, low level WC and vanity wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan.

Tenure

The property is LEASEHOLD. A 99 year lease was granted in December 1987. The property is managed by Eaton, Terry, Clarke in Exmouth. £100pcm is payable and covers Ground Rent, Service Charges, Buildings Insurance and a contribution to a common parts maintenance fund.

Services

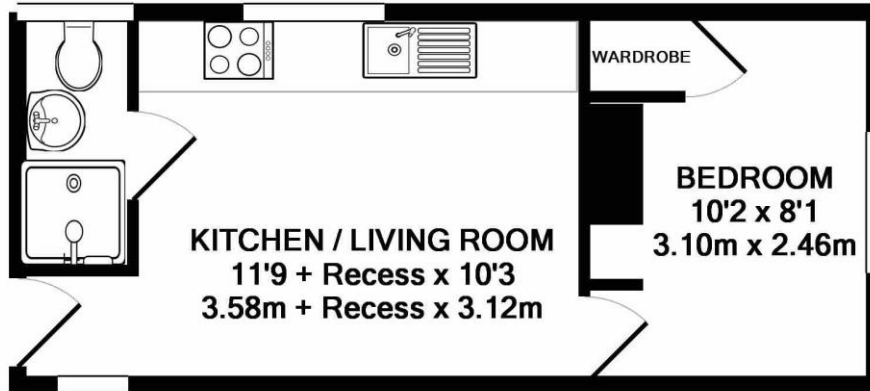
Mains Water, Drainage & Electricity are connected. Council Tax Band A

Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

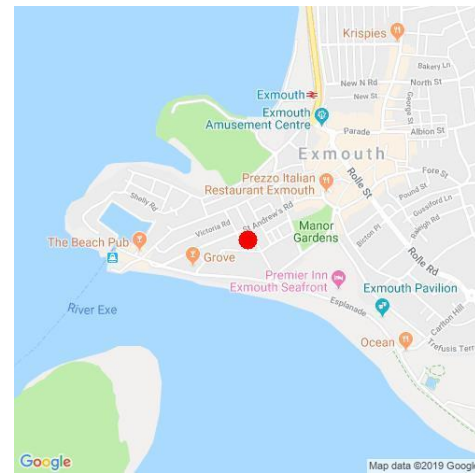


MORTON ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

From our prominent Town Centre office, on foot, proceed across Rolle Street and up High Street to the roundabout. Walk through Manor Gardens and across over Imperial Road into St Andrews Road. Turn left into Morton Road where the property will be found on the right hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.