

Guide Price £160,000

Flat 3, 6 Alston Terrace, Exmouth, EX8 1BH



- First Floor Flat • Sought After Sea Front Location • Sea Views From Living Room & Bedroom
- Modern Kitchen & Shower Room • Extensive Additional Sound Proofing • Combination Boiler, Gas Central Heating & Double Glazing • Ideal First Time/Investment Or Holiday Home
- NO ONWARD CHAIN



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, Lyme Regis and Sidmouth. 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 distance. This property is situated in a sought after residential area and needs to be seen to be appreciated.

This first floor flat is situated in a lovely period style building, seconds away from the sea front promenade, and local marina. The flat itself, although converted, has been updated over the years including additional sound proofing in the living room and bedroom for additional protection in a converted building. The combination boiler was installed approximately 7 years ago. This flat is in good order throughout, and needs to be seen to be appreciated.

Outside

Pedestrian gate and a walled front communal garden area currently housing recycling bins, Steps up to outer door which opens into communal hallway with consumer units and fire alarm system. Staircase rising to first floor landing.

Flat 3

Door opening into:

Hallway

Storage area with hanging rail, shelving and electric trip switch fuse box. Doors leading to kitchen, bedroom and living room.

Sitting / Dining Room 17'3" (5.26m) Max x 13'3" (4.04m) Max

A bright and airy room with two double glazed windows to front aspect that gain views over Dawlish Warren, the Sea and South Devon coastline. Picture rail. 2 radiators. Over door storage area. Doors leading to bedroom and shower room.

Kitchen 11'8" (3.56m) Plus Recess x 9'0" (2.74m) Min

Double glazed window to rear aspect. The kitchen is fitted with a modern range of floor and wall mounted cupboard and drawer units with work surfaces over. Built in electric oven, 4 ring ceramic hob. One and a half bowl ceramic sink with mixer tap. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc. Wall mounted, gas fired, combination boiler. Radiator. Picture rail and coving to ceiling.



Bedroom 10'10" (3.3m) x 10'5" (3.18m)

Double glazed window to front aspect with those same views as the sitting / dining room. The bedroom has two doors - one folding door which is currently in use with access from the living room, and a further original doorway from the hall which is currently not in use, but could be through choice. Built in double wardrobes. Radiator. Picture rail.



Shower Room 11'8" (3.56m) Max x 7'2" (2.18m)

A larger than average room with a high internal window offering borrowed light from the kitchen. Modern white suite comprising double shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Central heating radiator. Recess in chimney breast. Heated chrome ladder towel rail. Corner cabinet. Extractor fan. Picture rail.

Tenure

The property is LEASEHOLD. The lease was taken out with 125 years from 1st January 2008. We understand the 4 flat owners each have a 25% share of the Freehold.

Services

Mains gas, electric water and drainage connected. Council Tax Band A.

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, 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

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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

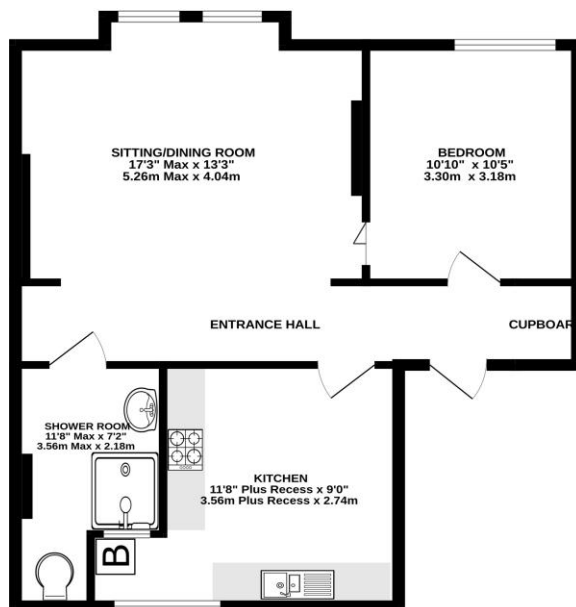


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FIRST FLOOR



ALSTON TERRACE, EXMOUTH

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 operation or efficiency can be given.
Made with Mapbox 03024

Directions

From our prominent Town Centre office, proceed up High Street and take the third exit, at the roundabout, onto Alexandra Terrace and towards The Seafront. Continue along the seafront, turn right at "The Grove" into Alston Terrace where the property will be found directly in front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		



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.

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