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**LINKS**  
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**Auction Guide Price £355,000**  
**2 Alston Terrace, Exmouth, EX8 1BH**



- 3 Storey Building Converted To 3 Apartments • Ideal Investment Opportunity • Just Off Exmouth Seafront, Sea Views From Upper Levels • Each Apartment Has Separate Utilities • Each Apartment Has Double Glazing & Electric Heating • Each Apartment is 1 Bedroom • NO ONWARD CHAIN

**• Sold Via On-Line Auction Thursday 3rd April 12:00pm**



## Accommodation

Communal entrance door to vestibule with inner door to communal hallway. Stairs to floor door to:

### Ground Floor – Flat 1

#### Hallway

Doors to cellar room and rear courtyard. Doors to:

#### Bedroom 15'7" (4.75m) Max x 11'11" (3.63m)

Twin double glazed windows to rear. Period fireplace. Electric heater. Door to:

#### Lounge/Dining Room 16'3" (4.95m) x 17'5" (5.31m) Max

Double glazed bay window to the front. Electric heater. Door returning to the communal entrance hall.

#### Kitchen 11'11" (3.63m) Plus Bay x 10'8" (3.25m)

Double glazed bay window to the side. Modern range of base cupboard and drawer units. Eye-level units. Integrated oven and hob. Single drainer sink unit. Built-in airing cupboard. Electric heater. Door to:

#### Bathroom/WC

Double glazed window to the rear. White suite comprising panelled bath, close-coupled WC and pedestal wash hand basin. Heated towel rail. Door to:

#### Utility Room 6'11" (2.11m) x 3'7" (1.09m)

2 double glazed windows to the side. Base cupboards. Plumbing for washing machine.

### Lower Ground Floor

Accessed from Flat 1 via a wooden staircase leading to:

#### Cellar Room 1 11'9" (3.58m) x 5'11" (1.8m)

Leading through to:

#### Cellar Room 2 7'4" (2.24m) x 6'11" (2.11m)

#### Cellar Room 3 11'4" (3.45m) x 7'9" (2.36m)

### First Floor – Flat 2

#### Landing

Stairs to second floor. Door to:

#### Entrance Hall

Double glazed window to the side. Doors to:

#### Kitchen/Breakfast Room 12'0" (3.66m) x 11'0" (3.35m)

Double glazed window to the rear. Base cupboard and drawer units. Eye-level units. Single drainer sink unit. Electric heater.

#### Shower Room/WC

Double glazed window to the side. Tiled shower cubicle. Electric shower. Pedestal wash hand basin. Close-coupled WC. Heated towel rail.

#### Bedroom 16'5" (5m) Max x 11'11" (3.63m)

Twin double glazed windows to the rear. Electric heater. Door to:

#### Lounge/Dining Room 22'0" (6.71m) x 17'2" (5.23m) Into Bay

Double glazed bay window to the front. Some sea views. Further double glazed window to the front. Gas fire in tiled surround. Electric heater. Door returning to the communal landing.





## Second Floor – Flat 3

### Landing

Door to:

### Hallway

Doors to:

### Lounge/Dining Room 14'1" (4.29m) x 13'11" (4.24m) Max

Double glazed bay window to the front. Sea views. Fireplace. Electric heater.

### Bedroom 10'3" (3.12m) x 8'2" (2.49m)

Double glazed window to the front. Sea views. Electric heater.

### Kitchen

#### 12'1" (3.68m) x 8'11" (2.72m)

Twin double glazed windows to the rear. Open views. Modern base cupboard and drawer units. Integrated oven and hob. One and a half bowl sink unit. Electric heater.

### Bathroom/WC

Suite comprising panelled bath. Wash hand basin. Close-coupled WC. Airing cupboard.

### Externally

To the front of the property is a walled frontage and to the rear is an enclosed courtyard style garden with a brick built storage shed.

### Tenure

The property is FREEHOLD

### Services

Mains Water, Drainage & Electricity are connected. Each flat has its own electricity and water meters. Council Tax Band A for each flat.

### Traditional Auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

### Pricing information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

### Refreshing the page

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### Disclaimer

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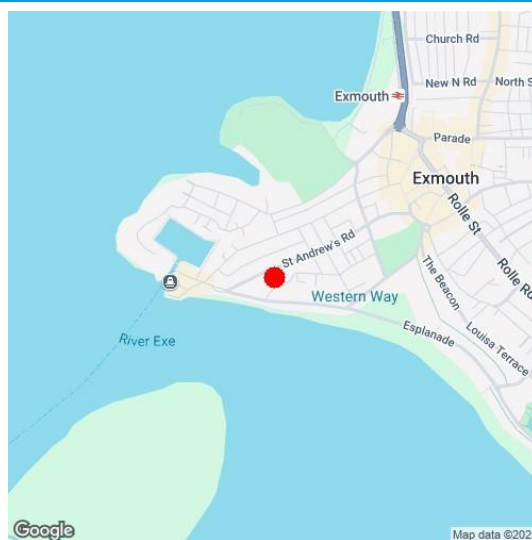
ALSTON TERRACE

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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### Directions

From our prominent Town centre office, on foot, proceed down Rolle Street, turning left at the traffic lights into Queen Street passing Bowlinger Court on your left. Cross over the road with Exmouth Council offices opposite and turn right along St Andrews Road. Proceed over Imperial Road and continue along St Andrews Road towards the Seafront. Alston Terrace is on the left, just before reaching the Seafront

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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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.