



Flat 2, 127 Egremont Road Exmouth

W2
ESTATES

Flat 2, 127 Egremont Road Exmouth | EX8 1SD

Guide Price £162,000



Property Summary

This light and spacious first floor flat is situated in a central location with easy level access to the town centre in addition to both the trainline and various bus links.

The current owner has created a modern space offering a bright living room; double bedroom; kitchen and stylish shower room with WC with the added benefit of a recently replaced roof and double glazing throughout.

This property could be suited to a variety of needs - first time buyers and investment buyers alike.

Offered with no onward chain and ready for early completion. Internal viewing is highly recommended.

- Neatly Presented First Floor Flat
- 1 Double Bedroom
- Light & Spacious Sitting Room
- Kitchen with Combi Boiler
- Shower Room with WC
- Close to Town Centre & Train Station
- No Onward Chain



Out & About

Exmouth is situated on the East Devon coast, where the River Exe meets the sea. The town offers a diverse range of shops, places to eat and things to do, including water sports such as sailing, windsurfing and kite-surfing, fantastic routes for cycling and walking, internationally-acclaimed nature reserves and unique cultural events as well as two miles of stunning sandy beaches that are a joy whatever the weather.

Since the Regency period when seaside holidays became fashionable, people have been coming to Exmouth to enjoy the scenery, the great choice of restaurants and the huge range of leisure activities, not to mention the many benefits of just living near the coast. With excellent transport links including a rail line direct to the Cathedral City of Exeter, stopping at the many picture-postcard estuary-side villages along the way.

Exeter International Airport is also within an easy commute taking around 20 minutes by car. Both primary and secondary schooling are well catered for with a number of highly regarded private schools also within the area. With so much on offer it is understandable why the town has become so popular among buyers from all walks of life.

On The Doorstep

Residents enjoy a short level walk into the town centre and convenient access to bus and train lines. Water sports on the Exe Estuary and sea front are also within convenient reach as is Phear Park with children's play area, skate park, local cafe plus pitch & put. Moments away is Carter Avenue with a modern play area en-route to The River Exe Estuary cycle/pedestrian trail, a popular commute along the river to the estuary side villages of Lympstone, Topsham and Exeter.

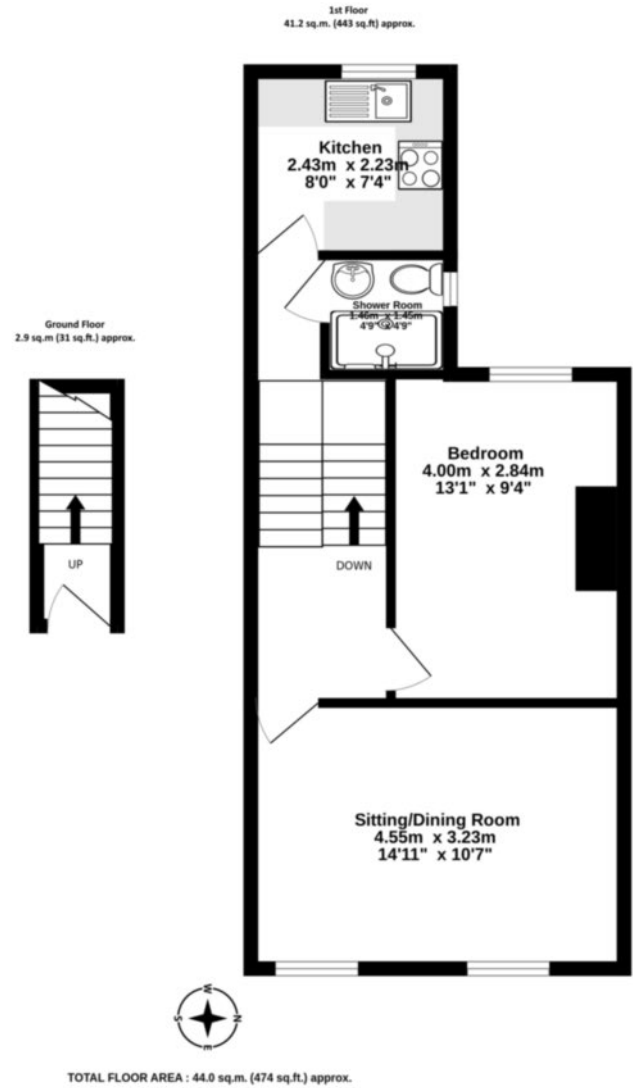
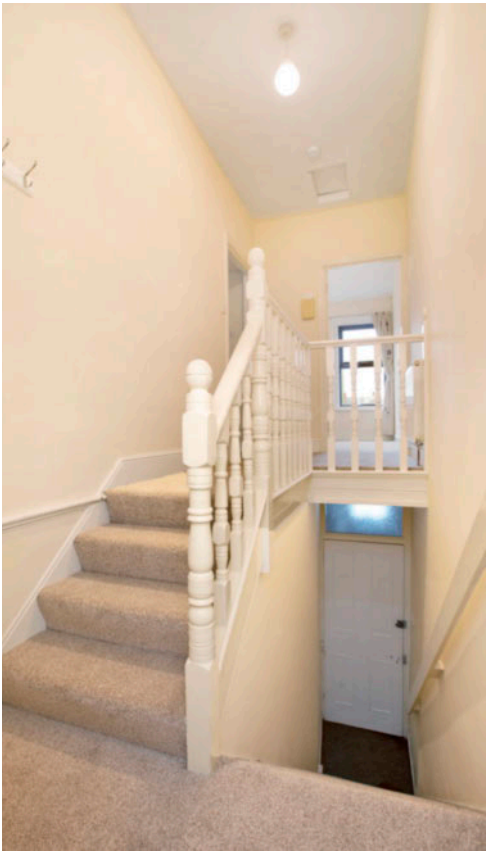


Tenure: Leasehold, 199 Years from September 1987 (approx. 163 years remaining) **Maintenance:** Shared 50/50 split with the ground floor flat on an as and when basis. Please note this information has been provided by the current owner. We have not had sight of any supporting documentation.

Council Tax Band: A

EPC Rating: C

Monthly Outgoings: Ground Rent: Nil



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Directions

Upon reaching Exmouth on the main Exeter Road (A376) proceed through the first set of traffic lights turning left at the second set into Exeter Road. Take the second turning on the right (shortly after our office) into Hartopp Road where Egremont Road is the first turning on the right. No. 127 can be found on the left hand side.