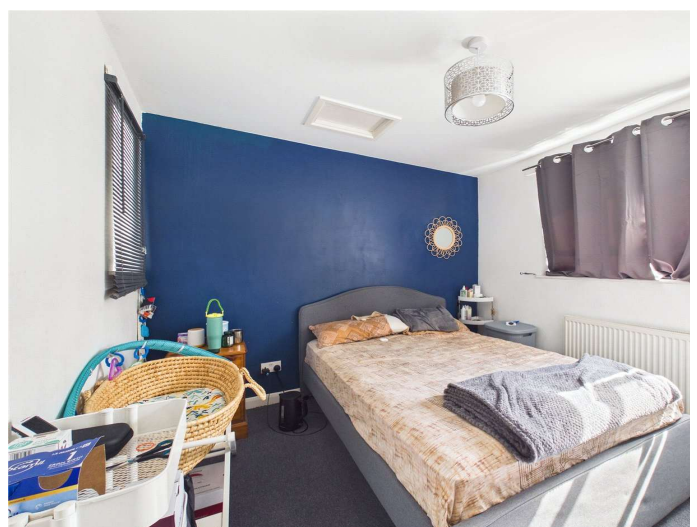
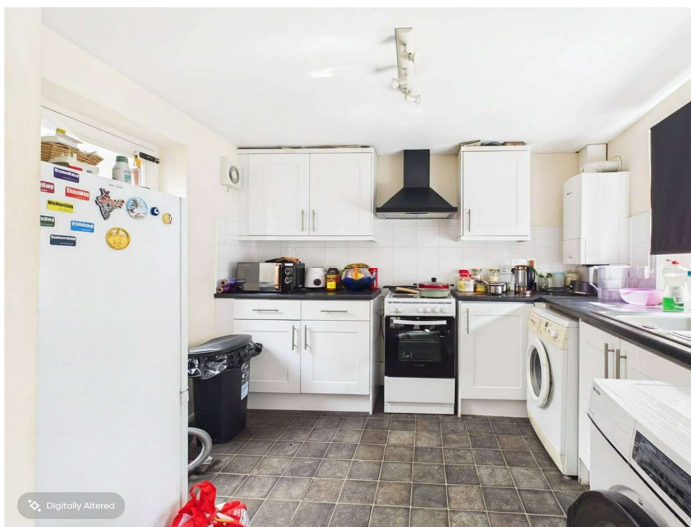




Clarence Road, Exmouth, EX8 1LE

£150,000

A well presented one bedroom home set over two floors, ideally located on the popular Clarence Road in Exmouth. Perfect for first time buyers or investors, it is conveniently situated close to the town centre, local amenities, transport links, and the seafront, making it an excellent low maintenance coastal home.

Winkworth

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Description

A well presented one bedroom home in a convenient Exmouth location

Situated on the popular Clarence Road, this charming one bedroom house offers well arranged accommodation set over two floors, ideal for first time buyers or investors alike.

Ground Floor

The property opens into a bright and welcoming living room, offering a comfortable space to relax and entertain. To the rear, the kitchen is well laid out with a range of fitted units and worktop space, providing a practical and functional area for day to day living.

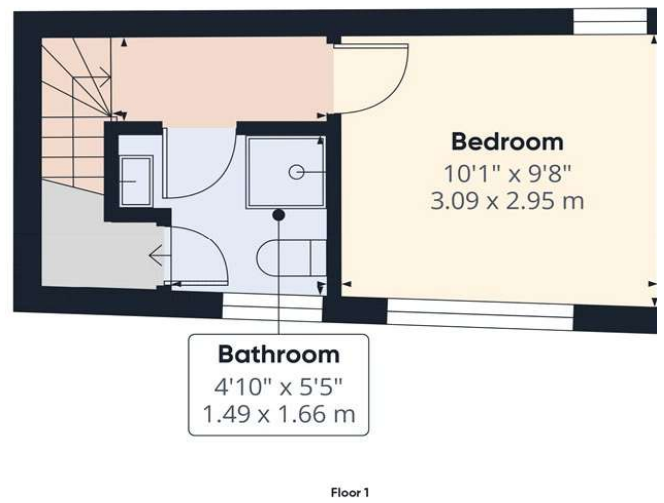
First Floor

Upstairs, the property comprises a spacious double bedroom with ample room for storage. The bathroom is also located on this floor and is fitted with a shower, wash hand basin, and WC.

Outside & Location

Benefiting from access to a shared courtyard, the property is positioned within easy reach of Exmouth town centre, local amenities, transport links, and the seafront, making it ideally located for both convenience and lifestyle.

This is a fantastic opportunity to acquire a low maintenance home in a sought-after coastal town.



At a Glance:

One Bedroom House

Kitchen with Great Storage

Sitting/Dining Room

Double Bedroom

Bathroom

Walking Distance to Exmouth Centre

Property Information:

COUNCIL TAX: Band A

SERVICES: Mains Electric, Water & Drainage

HEATING: Gas

BROADBAND: Ultrafast Fibre optic broadband

MOBILE: Signal Dependant on Provider

LISTED: No

FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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