

Elm Grove, Exmouth, EX8 1DJ

Estuary Reach is a newly built apartment block located right in heart of Exmouth. The second floor apartment is finished to a high specification with two double bedrooms, stylish kitchen/sitting/dining room, shower room, secure garage and bike store whilst currently being a very popular short term let.

Winkworth

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Description...

Exmouth is a vibrant seaside town with two miles of golden sandy beach, situated on the south coast of East Devon within the stunning World Heritage Jurassic Coast. The town has many shops, restaurants and activities for the whole family. The train and bus station offer great transport links to the City of Exeter.

The property:

The property is accessed through a communal area with a private heavy set door. The hallway is spacious and bright whilst allowing access to all the rooms in the property and a storage cupboard.

The kitchen/sitting/dining room is modern throughout with Karndean flooring and configured to be open plan. The stylish kitchen comprises of high gloss wall and base units, cream effect worktop with integral stainless steel sink, mixer tap, Neff double oven, ceramic hob and extractor, fridge freezer, dishwasher and washer dryer.

The sitting/dining room is sizable and features five windows giving an excellent view and light throughout the space.

Bedroom one is a large double bedroom with carpet flooring and a window overlooking the town.

Bedroom two is also a double bedroom featuring carpet flooring and a window overlooking the surrounding town.

The beautifully appointed shower room comprises of Karndean flooring, Duravit low level WC, pedestal wash handbasin. Low level shower with glass screen, heated towel rail.

Outside:

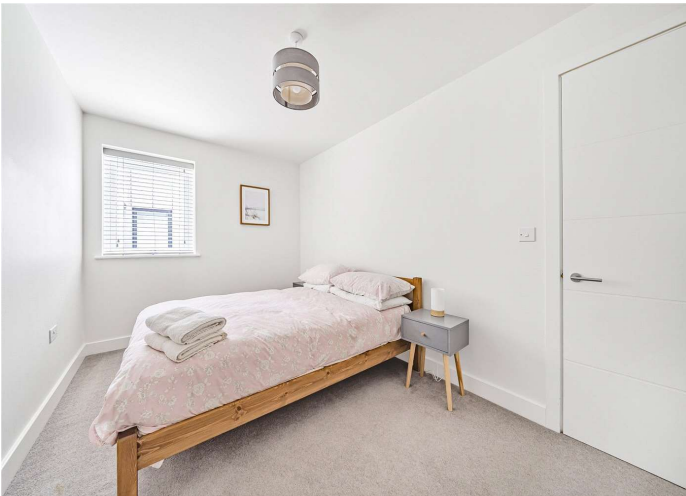
The apartment has a secure dedicated parking space and bike store below the apartments with an electric, roller shutter entry system.

Agents Note:

This flat has been very successfully used for Airbnb and short lets by the current owner due to its great condition and central location is ideal and just a short walk to a variety of cafes, restaurants, bars and M&S. The beautiful two-mile sandy beaches of Exmouth is approximately seven minutes walk away.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance...

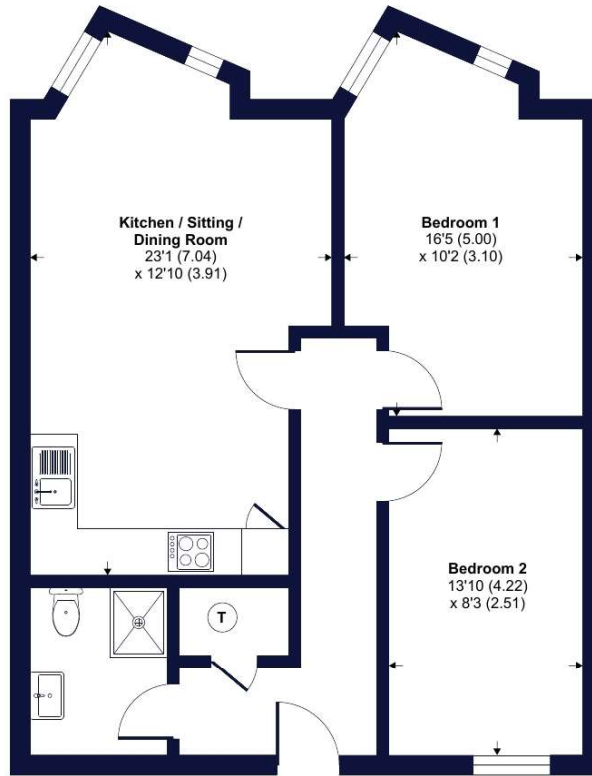
Second Floor Apartment
Two Double Bedrooms
Stunning condition throughout
Spacious Kitchen/Sitting/Dining Room
Contemporary Shower Room
Lift Access
Central Location in Exmouth
Secure Garage with Parking Space & Bike Store
Great central location.
Currently a Very Successful Short Term Let

PROPERTY INFORMATION:

Leasehold
Service charge: £1004
Mains electric, gas, water and drainage.

Estuary Reach, Elm Grove, Exmo

Approximate Area = 672
For identifica



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 940127



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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