



## Alexandra Terrace, Exmouth, EX8

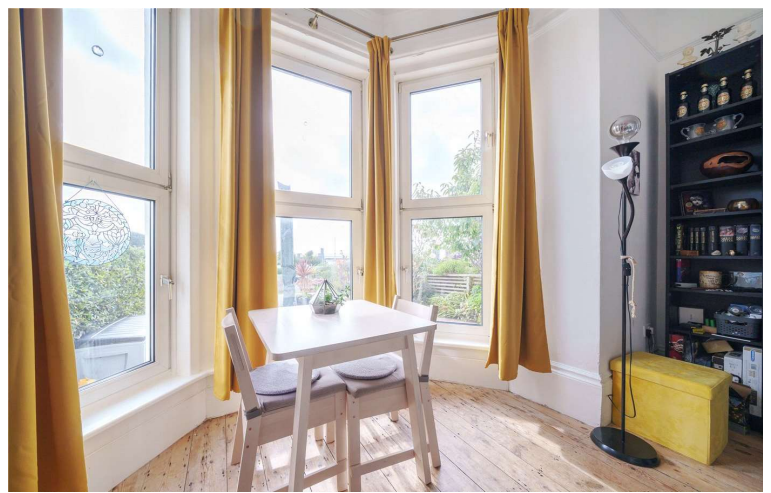
A well-presented two bedroom ground floor flat with a private front garden, located on the beautiful golden sandy beach of Exmouth.

**Winkworth**

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## Description:

### The property:

The large sitting room sits at the front of the property with wooden flooring and featuring a generously proportioned bay window that offers views of both the front garden and the sandy beach beyond.

The kitchen comprises of a mixture of wall and base storage units with roll-top work surfaces and integral stainless steel sink/drainers with further space for a standalone fridge/freezer, oven and washing machine.

Bedroom one and two are both large doubles with carpet flooring.

The modern bathroom comprises of a large walk in shower and wash basin. The W/C is in a separate room.

### Outside:

The south facing garden is located at the front of the property. It comprises of a large patio with lawn area and mature shrubs and plants.

### Location:

The property is located on the seafront of Exmouth. Exmouth is a charming seaside town that sits on the UNESCO World Heritage Jurassic Coast, with sandy beaches, striking red cliffs. Exmouth has many local amenities including schools, pubs, parks, surgeries, cinemas, restaurants and supermarkets. The train and bus station offer regular services to Exeter and beyond.

### Agents note:

The property is currently tenanted until the 25th of March 2024 at a rental income of £900pcm.

### 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 an external company 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...

- Two double bedrooms
- Large sitting room
- Ground floor flat
- Private garden
- Good condition throughout
- Overlooking the sandy beach of Exmouth
- Council tax band: B
- Currently tenanted until March 2024

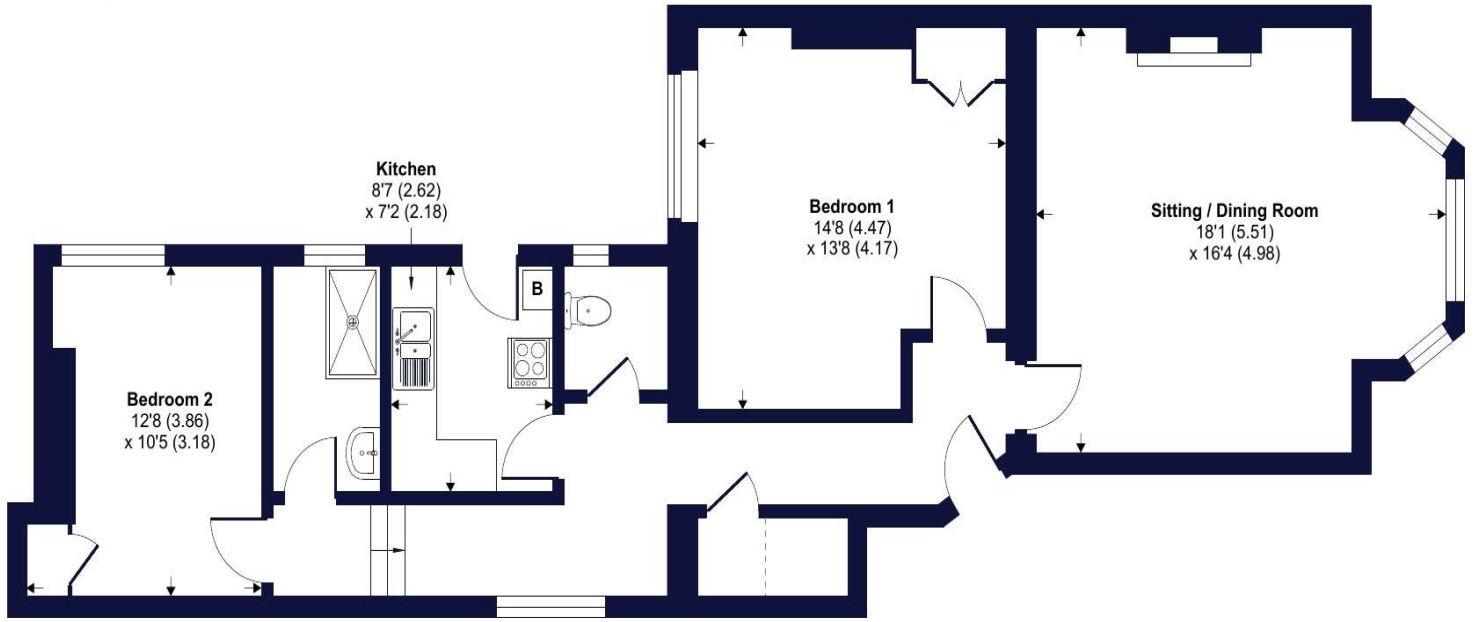
## PROPERTY INFORMATION:

- Tenure: Leasehold
- Years remaining: 94
- Service charge: £1378 Per annum
- Council tax Band: B
- Mains electric, gas central heating, water and drainage.

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Approximate Area = 923 sq ft / 85.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1040065

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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