



**FLAT 7, MONTEPELIER COURT, MONTEPELIER ROAD, EXMOUTH, EX8 1JP**

**Winkworth**





Located a short distance to the centre of the coastal town of Exmouth. This one bedroom flat is offered in good condition throughout and set within this beautiful period building. The property is an ideal investment opportunity and has been let to the same tenant for the last five years.

At a glance...

- One Double Bedroom Apartment
- Living Room
- Kitchen With Some Built-in Appliances
- Family Bathroom
- Well Maintained Communal Grounds
- Residence Allocated Parking
- Lovely Period Building
- Lovely Seaside Town
- Ideal Investment Opportunity
- All Mains Services Connected
- Council Tax Band A
- East Devon Council
- Lease: 125 Years From 1997
- Member of the management company
- Service Charge £80 per month



01392 271177 | [exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

Montpellier Court is in a lovely residential area, on the outskirts of the seaside town of Exmouth. Exmouth is a port town and seaside resort, sited on the east bank of the mouth of the River Exe and 11 miles southeast of the cathedral city of Exeter.

#### The Accommodation:

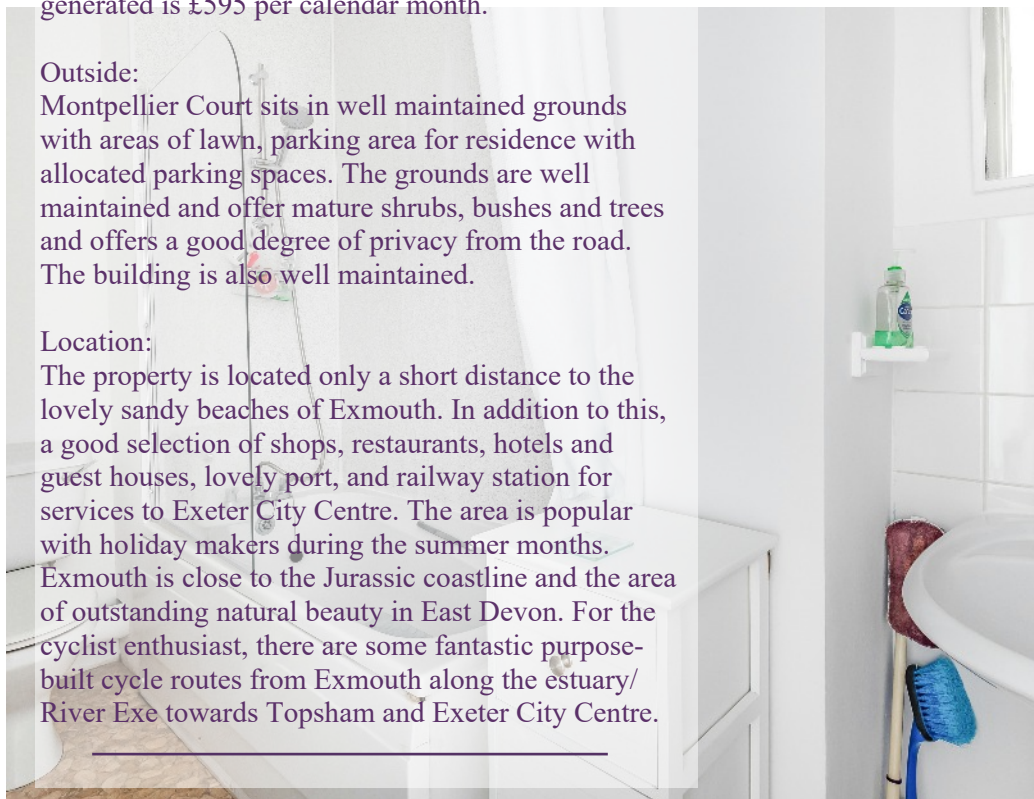
The property is situated on the first floor and is accessed via a communal hallway. Entering the flat is a small inner hall which give access to the living room with an archway through to the kitchen. The kitchen has some built-in appliances with cabinets finished in white. The double bedroom is also access of the hallway, along with the family bathroom. The property is offered in good condition throughout. The property would make an ideal investment opportunity. The current tenant has been in residence for the last five years. The current rental income generated is £595 per calendar month.

#### Outside:

Montpellier Court sits in well maintained grounds with areas of lawn, parking area for residence with allocated parking spaces. The grounds are well maintained and offer mature shrubs, bushes and trees and offers a good degree of privacy from the road. The building is also well maintained.

#### Location:

The property is located only a short distance to the lovely sandy beaches of Exmouth. In addition to this, a good selection of shops, restaurants, hotels and guest houses, lovely port, and railway station for services to Exeter City Centre. The area is popular with holiday makers during the summer months. Exmouth is close to the Jurassic coastline and the area of outstanding natural beauty in East Devon. For the cyclist enthusiast, there are some fantastic purpose-built cycle routes from Exmouth along the estuary/ River Exe towards Topsham and Exeter City Centre.

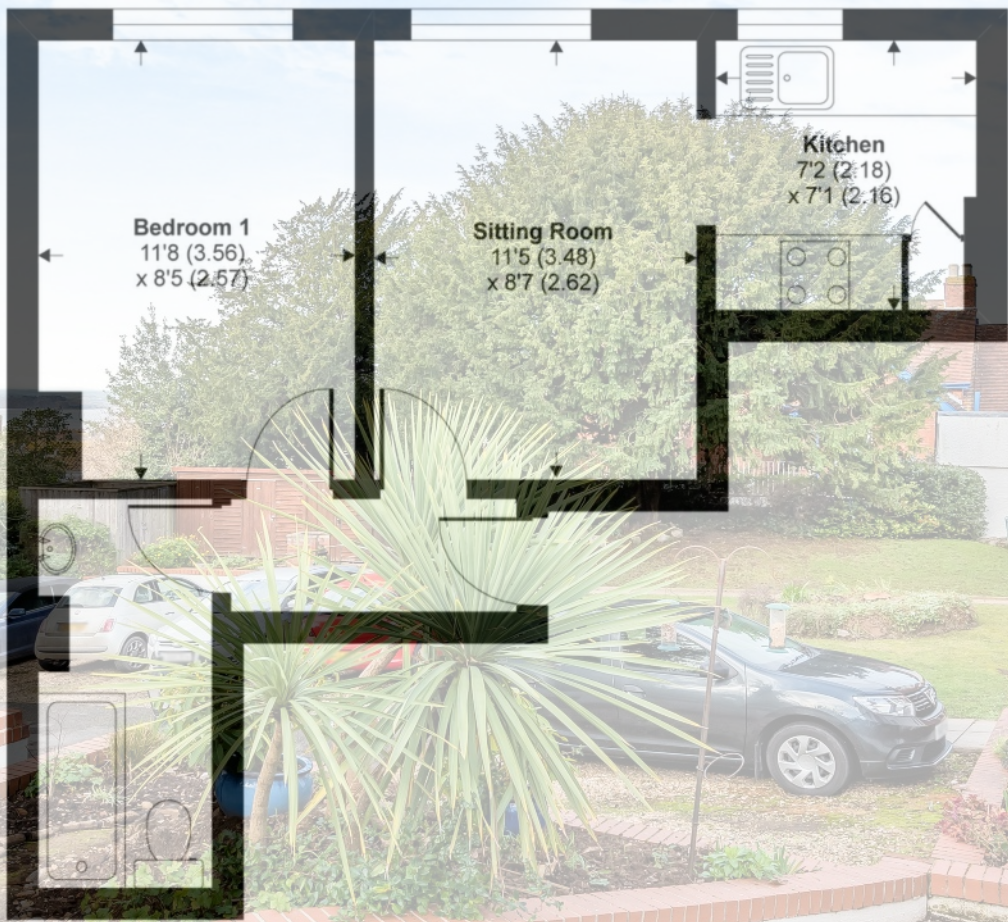




# Montpellier Court, Montpellier Road, Exmouth, EX8

Approximate Area = 333 sq ft / 30.9 sq m

For identification only - Not to scale

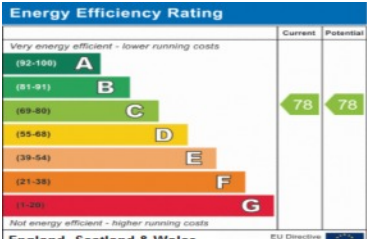


FIRST FLOOR

## Exeter office

25 Southernhay East, Exeter, EX1 1QP  
01392 271177 [exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

[winkworth.co.uk/exeter](http://winkworth.co.uk/exeter)



**Winkworth**

See things differently.