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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









Flat 3 15 Morton Road, Exmouth, EX8 1AZ

Offers invited £119,950

***** PRICE AMENDED ******* An excellent opportunity to acquire this spacious highly refurbished one bedroom second floor apartment situated within walking distance of Exmouth's award winning sandy beach and the Exe estuary. Exmouth's town centre is within easy reach as is the train station and bus station. The property enjoys a long lease. The light and bright accommodation briefly comprises of a well presented communal reception hall way, further reception hallway giving access to the inner hallway. The property enjoys a particularly spacious light and bright living room/kitchen area with a high quality fitted kitchen and three large UPVC replacement double glazed windows to the front elevation. The property enjoys a large double bedroom and high quality refitted shower room. This property has fantastic potential to convert the loft area subject to the other leaseholders agreement and the usual planning permission and building regulations. The property has been well cared for and enjoys neutral decoration throughout plus UPVC replacement double glazing and electric central heating to radiators throughout. INTERNAL VIEWING IS STRONGLY RECOMMENDED.

GENERAL DESCRIPTION

An excellent opportunity to acquire this spacious highly refurbished one bedroom second floor apartment situated within walking distance of Exmouth's award winning sandy beach and the Exe estuary. Exmouth's town centre is within easy reach as is the train station and bus station. The property enjoys a long lease. The light and bright accommodation briefly comprises of a well presented communal reception hall way, further reception hallway giving access to the inner hallway. The property enjoys a particularly spacious light and bright living room/kitchen area with a high quality fitted kitchen and three large UPVC replacement double glazed windows to the front elevation. The property enjoys a large double bedroom and high quality refitted shower room. This property has fantastic potential to convert the loft area subject to the other leaseholders agreement and the usual planning permission and building regulations. The property has been well cared for and enjoys neutral decoration throughout plus UPVC replacement double glazing and electric central heating to radiators throughout. INTERNAL VIEWING IS STRONGLY RECOMMENDED.

LOCATION

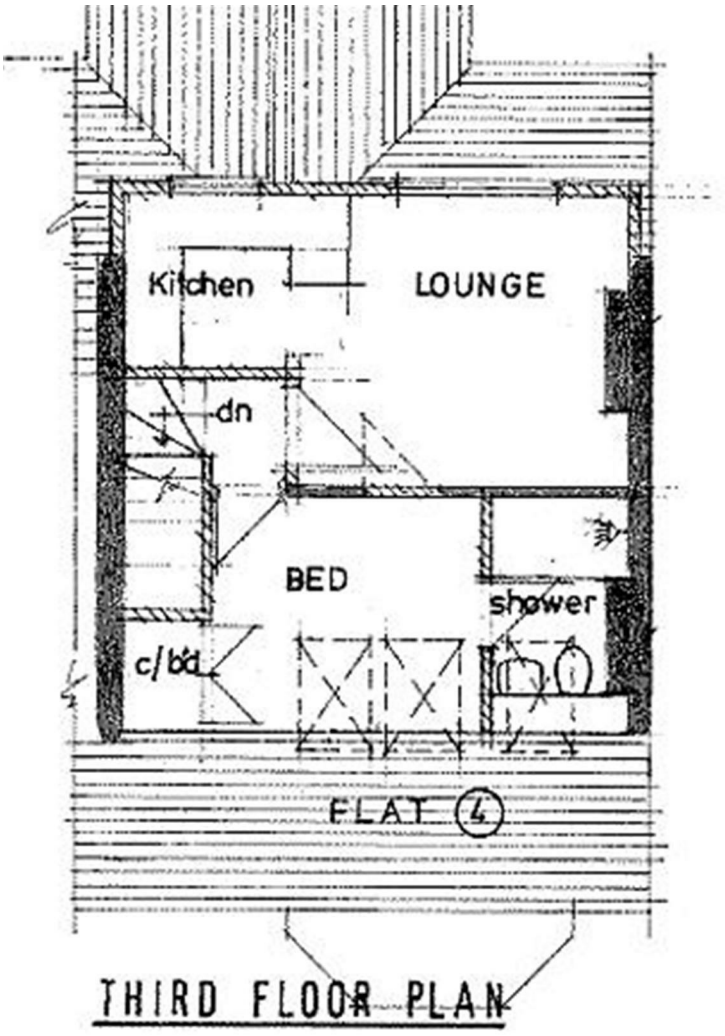


MORTON ROAD is set in an easily accessible location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport via Flybe airlines. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

ATTENTION INVESTMENT PORTFOLIO BUYERS

This spacious one bedroom conversion has been utilised as a professional rental portfolio property for several years having enjoyed the same tenant in occupation. We believe the tenant would be happy to remain in the property given the opportunity.
Please discuss this potential opportunity with Sarah Dunn on 01395 720022.

POTENTIAL FOR LOFT CONVERSION



Situated on the top floor of this property with sole access to the loft this property offers a fantastic opportunity subject to negotiations with the other leaseholders to convert the existing loft area into a further residential dwelling. Please see attached plan of a similar conversion granted planning permission and now in existence further up the Road in the same terrace.

ACCOMPANIED VIEWINGS AVAILABLE 7 DAYS A WEEK



Sarah Dunn & Co estate agents operate a accompanied viewing and full valuation service seven days a week for your convenience. If you are abroad in a different time zone we operate a 24 hour service for your convenience. Best wishes - Sarah Dunn.

PERSONAL NOTE FROM SARAH DUNN



This property on Morton Road will appeal to a large cross section of the marketplace. This property would make an ideal home enjoying this lovely location close by to all amenities, train station, bus station and Exmouth Town centre. The property is available with NO ONWARD CHAIN. This property has been utilised as a professional rental portfolio property for several years and has a proven rental track record and well established yield. The property offers a further development opportunity in the loft for the development/investment purchaser. To discuss this property further please contact Sarah Dunn who has personally inspected this property on 01395 720022. Best wishes - Sarah Dunn.

COMMUNAL RECEPTION HALLWAY



A well cared for communal reception hall which has been maintained cleaned and decorated plus re carpeted to a high standard. Wall mounted fire alarm system which has been the subject of regular maintenance. Internal lighting.

TOP FLOOR RECEPTION AREA



UPVC replacement double glazed window to the side elevation. Ceiling lighting. Door gives access to the inner reception hallway.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH

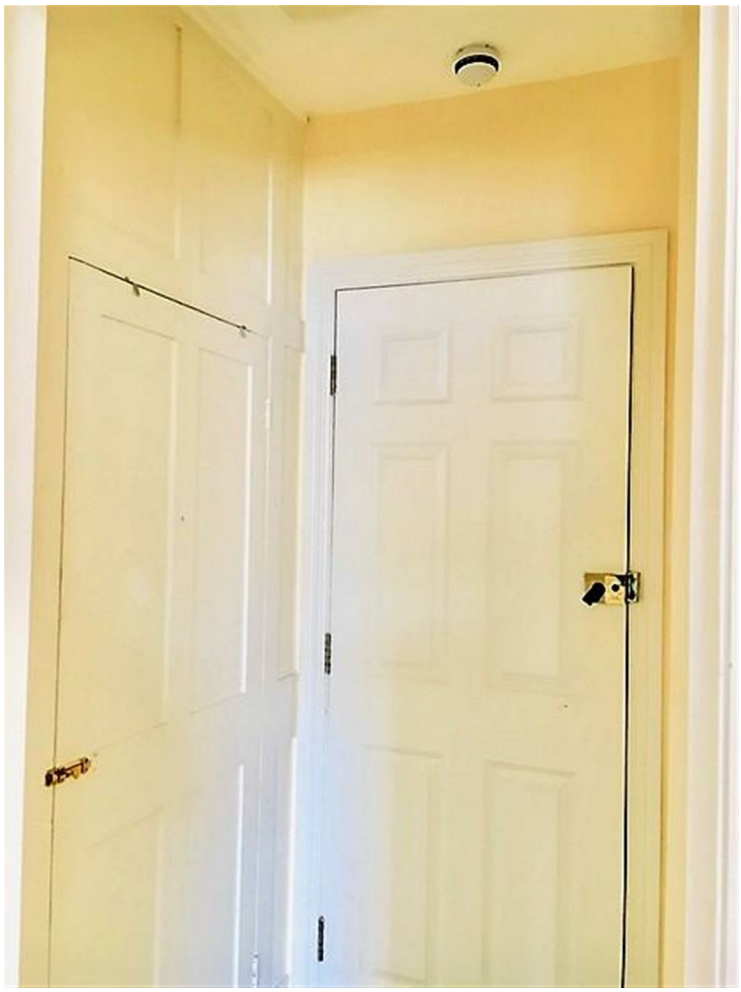


INNER ENTRANCE HALL



Doors give access to the double bedroom and the Lounge/Living room/Kitchen area. Large storage cupboard housing a hot water tank and immersion heater providing domestic hot water. ACCESS TO LOFT SPACE.

INTERNAL PHOTOGRAPH



LOUNGE/KITCHEN/LIVING AREA

17'7" x 13'8" (5.36m x 4.17m)

A particularly large light and bright versatile room. Three UPVC replacement double glazed windows to the front elevation. TV point. Power points. Quality fitted kitchen comprising of a range of matching wall base and drawer units incorporating a stainless steel single drainer sink unit with mixer tap over. Space and plumbing for automatic washing machine. Further appliance space.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM

13'8" x 12'0" (4.17m x 3.66m)

UPVC replacement double glazed window to the rear elevation. Ample power points. Ceiling light. Door to:-

INTERNAL PHOTOGRAPH

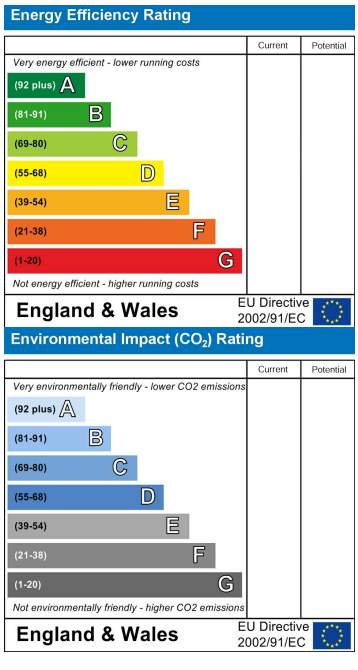


SHOWER ROOM



A refitted white suite comprising of a low level wc. Corner shower cubical with electric shower over. Pedestal wash hand basin.





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