

LOT  
20

4a Eureka Terrace, Honiton, Devon EX14 1DY

\*GUIDE PRICE £90,000+



A vacant two bedroom ground floor apartment with parking, private courtyard and additional garden area to the rear.

#### DESCRIPTION

A vacant two bedroom ground floor apartment presented in excellent order throughout and ready for either owner occupation, or as a residential lettings venture, having the benefit of the remainder of a 999 year lease from 1975 and £10 per annum ground rent. The property has on drive parking to the front of the building, a private enclosed rear courtyard and an additional area of garden to the rear of the property, with the option to park a small car in the rear garden on hardstanding.

#### LOCATION

Eureka Terrace is situated within close proximity of the thriving town centre of Honiton, offering a wide selection of boutique and high street shops, excellent leisure and educational facilities and having the benefit of mainline railway station and being readily commutable to the A303/A30 and M5.

#### ACCOMMODATION

**Ground Floor** Entrance hall, living room with door to the courtyard garden, kitchen, two bedrooms and shower room.

**Outside** Private enclosed courtyard style garden area, along with an additional area of garden to the rear of the property.



#### EPC

Energy Efficiency Rating – D

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords Honiton 01404 44744. General enquiries Countrywide Property Auctions 01395 275691.

#### NOTE

Please be advised that the property is of timber frame construction and may not be suitable for mortgage purposes. Interested parties must make and rely upon their own



enquiries of their mortgage consultant/ financial advisor.