

LOT
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14a Windsor Square, Exmouth, Devon EX8 1JX

*GUIDE PRICE £135,000–£150,000



A three bedroom lower ground floor flat with private low maintenance garden in the sought after seaside town of Exmouth.

DESCRIPTION

A three bedroom lower ground floor flat, situated in this converted Grade II Listed building, having the benefit of a private decked and shingle courtyard garden. The property has the benefit of a 999 year lease granted in 1986 and is likely to appeal to owner/occupiers, residential lettings investors and those looking for a second/holiday home in the highly sought after seaside town of Exmouth, in walking distance of the town centre, sea front, hospital and train station.

LOCATION

The ever popular seaside town of Exmouth offers a glorious 2 miles of sandy beaches and water sports, excellent shopping and recreational facilities, along with a comprehensive range of schools and colleges catering for all ages. The town centre has enjoyed recent regeneration works, with excellent public transport and commuter links to the cathedral city of Exeter, the M5/A30 and Exeter airport.

ACCOMMODATION

Lower Ground Floor External steps lead down to its own private entrance, kitchen/diner, inner hallway, sitting room, three bedrooms and bathroom.



Outside Private rear courtyard style garden laid to decking and shingle for ease of maintenance. Shared use of the communal front lawned garden.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

