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50 Albion Street, Exmouth, Devon EX8 1JH

\*GUIDE PRICE £185,000+

A three storey property situated in Exmouth town centre currently arranged and fully let as three flats, generating an income of £18,240pae.

#### DESCRIPTION

A mid terrace, three storey property, arranged as three × 1 bedroom self contained flats with flat 1 enjoying a lovely enclosed courtyard garden, conveniently situated for Exmouth town centre and in proximity of the beach, shopping and leisure facilities and the railway station. The property is fully let and generating an income of £18,240pae in this highly popular seaside resort. The property is likely to appeal to the career residential lettings investors and also those looking for a break up/resale opportunity.

#### 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 links to the cathedral city of Exeter, the M5 and Exeter airport.

#### ACCOMMODATION

**Ground Floor** Communal entrance hall and stairwell giving access to all flats. Flat 1: Sitting room, bedroom, kitchen with spiral staircase to the shower room and access to the enclosed courtyard garden.

**First Floor** Flat 2: Open plan lounge/kitchen/diner, bedroom with en-suite shower room.

**Second Floor** Flat 3: Sitting room, kitchen, bedroom with shower cubicle and separate WC.

#### EPC

Flat 1: Energy Efficiency Rating – C  
Flat 2: Energy Efficiency Rating – D  
Flat 3: Energy Efficiency Rating – D

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

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

#### NOTE

Please refer to the legal pack for details of the current tenancies.

