



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thomas Tucker Building, Flat 7, 37  
The Strand, Exmouth, EX8 1AQ

GUIDE PRICE  
**£235,000**  
TENURE Shared Freehold



High Quality Maisonette Style Apartment Located Close To The Heart Of  
The Town Centre

Spacious High Quality Open-Plan Kitchen/Living Room \* Two Double  
Bedrooms \* Bathroom/Wc \* Double Glazed Windows \* Gas Central Heating  
Super Permanent Or Holiday Home Retreat – Currently And Successfully Run  
As An Airbnb \* Covered Parking Space Available Subject To Separate  
Negotiation

**Thomas Tucker Building, Flat 7, 37 The Strand, Exmouth, EX8 1AQ**

**THE ACCOMMODATION COMPRISES:** Communal entrance serving two apartments with staircase rising to first floor, private front door to:

**RECEPTION HALL:** With staircase rising to second floor, door to:

**OPEN-PLAN KITCHEN/LIVING ROOM:** 6.1m x 6.17m (20'0" x 20'3") into wall recess x 4.67m (15'4") plus double glazed square bay window overlooking the front aspect. A bright spacious room comprising Kitchen Area fitted with wood effect worktops with matching splashbacks with inset single drainer sink unit with mixer tap with glass splashback with cupboards, drawer units, plumbing for automatic washing machine beneath work surfaces, inset four-ring hob with glass splashback and chimney style extractor hood over with light and built-in oven below, wall mounted cupboards, radiator, LIVING AREA: fitted radiator, TV point and door entry phone behind the sink unit.

**SECOND FLOOR LANDING AREA:** With access to storage cupboard.

**BEDROOM 1:** 3.51m x 2.69m (11'6" x 8'10") With double glazed sash style window to front aspect, radiator, TV point.

**BEDROOM 2:** 3.68m x 3.38m (12'1" x 11'1") maximum overall measurement. Another spacious double bedroom with double glazed sash style window to front aspect, single cupboard, radiator, TV point.

**BATHROOM/WC:** 2.31m x 1.83m (7'7" x 6'0") Comprising bath with shower attachment, shower splash screen, tiling to splash prone areas, pedestal wash hand basin with tiled splashback, WC with push button flush, chrome heated towel rail, recessed ceiling led spotlighting, extractor fan.

**Mortgage Assistance:** We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

**FLOOR PLAN:**

