



The Mount
9B Portland Avenue
Exmouth
EX8 2BS

Guide Price:
£599,500
Freehold

In brief...

- An attractive and highly individual first and second floor maisonette arranged as two apartments ideal for multi generational living
- Three/four bedroom loft conversion
- Five/six bedrooms in total
- Three bathrooms
- Approved planning permission for conversion to two separate dwellings – July 2023
- Loft converted in 2017
- Sold with the freehold to 9a and 9b Portland Avenue
- Private garden with a summerhouse and WC
- Garage and parking for 2/3 cars
- Sought after 'Avenues' location approximately half a mile to the town and beach as well as local schools, hospital and doctors surgery
- Council tax band 'D'. EPC = D





Worth viewing because...

An attractive and highly individual five/six bedroom first and second floor maisonette currently arranged as two apartments ideal for multi generational living. Sought after 'Avenues' location within approximately half a mile of the town, seafront, local schools, hospital and doctor surgery. The property also has its own private garden with a summerhouse/wc, garage and parking for 2/3 cars.



Knowhow...With Character Homes...



In more detail....

This represents an ideal opportunity to purchase a unique and highly individual maisonette with the living accommodation arranged over two floors. A private front door to the side of the building provides access to a fine staircase with a beautiful stained glass window leading to the first floor landing. Access is then enjoyed to the first and second floors which are currently arranged as two apartments ideal for multi generational living or home with an income. The first floor apartment offers a large sitting room, modern kitchen/dining room with a built-in range cooker, two good size bedrooms with the main bedroom having its own ensuite shower room/wc. There is also a family bathroom/wc. The second floor apartment forms part of a loft conversion carried out in 2017. The accommodation has an open-plan kitchen/breakfast room and open-plan hall/study. Doors then lead to a living room and dining area, three well proportioned bedrooms and a modern bathroom/wc. Other features include UPVC double glazing and gas central heating to the first floor. The second floor has electric heating. Externally there is parking for 2/3 cars leading to a delightful enclosed garden with a summerhouse and wc. To the rear of the building there is a garage and useful store.

For more information and viewing arrangements please contact the selling agent Whitton & Laing Exmouth office. Telephone: 01395 267777.

Email: exmouth@whittonandlaing.com.



The Coastal Town of Exmouth...

"The property is within approximately half a mile of the town centre and Exmouth seafront, with all local amenities closeby. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer."

Bear in mind...

The property is being sold with the entire freehold of 9a and 9b Portland Avenue. 9b is held on a 999year lease dated from 03/02/14. 9a is held on a 999year lease from 17/06/82 and pays a £5 pa ground rent. Communal maintenance and building insurance for both 9a and 9b are split on a 50/50 basis as and when required. Approved planning permission for the loft conversion to create two separate dwellings was obtained in July 2023 and the loft was converted in 2017. A buyer would need to seek building regulation approval for both apartments to be formally converted into two separate dwellings.





Directional note...

Leave Exmouth town centre along Rolle Street/Rolle Road. At the roundabout take the first exit onto Salterton Road/B3178 then take the third turning on the right onto Portland Avenue where this property will be found a short way down on the left hand side.

Services...

All mains services are connected.

Room sizes

FIRST FLOOR :

Hall:

8' 4" x 7' 9" (2.54m x 2.37m) excl door recess

Sitting Room:

21' 3" into bay x 13' 11" (6.47m x 4.24m)

Kitchen/Dining room:

15' 11" x 13' 10" (4.86m x 4.22m)

Bedroom 1:

17' 0" excl wardrobe x 17' 3" into bay (5.17m x 5.25m)

En-suite shower/wc:

9' 4" x 4' 7" (2.85m x 1.40m)

Bedroom 2:

15' 7" x 12' 7" (4.74m x 3.83m) excl wardrobe area

Bathroom/wc:

9' 9" x 7' 11" (2.97m x 2.42m)

SECOND FLOOR:

Open-plan Kitchen/Breakfast Room:
15' 4" x 10' 10" (4.68m x 3.31m) max. measurements

Open-plan Hall/study:

10' 6" x 7' 11" (3.19m x 2.41m)

Sitting Room/Dining room:

21' 1" x 10' 10" (6.42m x 3.31m) max. measurements

Bedroom 3:

16' 2" x 9' 1" (4.92m x 2.78m) excl wardrobe area

Bedroom 4:

18' 10" x 16' 9" (5.73m x 5.10m) max. measurements

Bedroom 5:

9' 9" x 9' 3" (2.98m x 2.81m)

Bathroom/wc

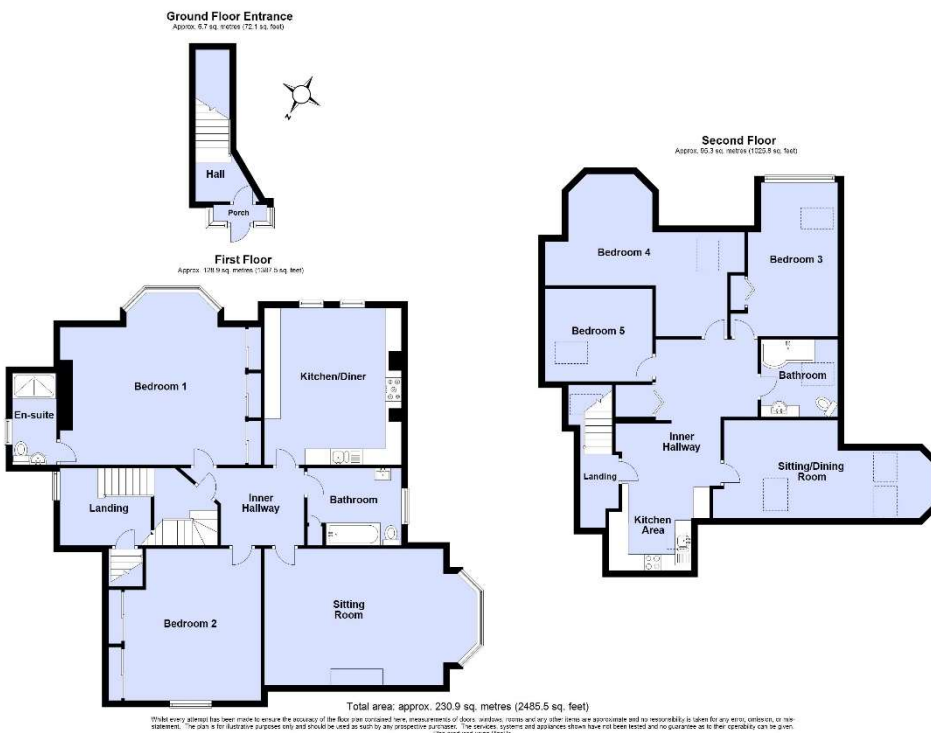
7' 10" x 7' 9" (2.39m x 2.37m)

Garage

16' 0" x 8' 0" (4.87m x 2.44m)

Summerhouse and WC

9' 5" x 6' 8" (2.88m x 2.03m)



We believe every advertiser has been careful to ensure the accuracy of the floor plan contained here. Measurements of floor, window, doors and other details are approximate and no responsibility is taken for any errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Plans produced using Planico.



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More details from...

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