

Exmouth Second Floor Flat (Top), 7 The Beacon, Devon EX8 2AG

Tenure

Long Leasehold (Share of Freehold). The property is held on a lease for a term of 999 years from 27th July 2006 (thus having approximately 988 years unexpired) at a peppercorn ground rent.

Location

The property is located on the east side of The Beacon, to the south of Exmouth town centre, which provides a good selection of shops. Exmouth Rail Station is approximately 0.4 miles to the north. Beacon Church of England Primary School is approximately 0.2 miles to the east and Exmouth beach is less than half a mile to the south.

Description

The property comprises a self-contained second floor flat situated within a mid terrace building arranged over lower ground, raised ground and two upper floors.

A Long Leasehold (Share of Freehold) Self-Contained Second Floor Flat subject to an Assured Shorthold Tenancy

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

Two Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 29th March 2016 at a rent of £750 per calendar month (holding over).

To View

The property will be open to view on Wednesday 6th December between 6.00 – 6.30 p.m. (Ref: VB). Please email pam.huggett@allsop.co.uk if you would like to attend.

Seller's Solicitor

Messrs Taylor Rose TTKW Ltd
(Ref: Sean McCarthy).
Tel: 0207 400 6093.
Email: sean.mccarthy@taylor-rose.co.uk

**Current Gross
Rent Reserved
£9,000 per
annum
(equivalent)**

**INVESTMENT –
Flat with Share of
Freehold**



Exmouth Lower Ground/Garden Flat, 9 The Beacon, Devon EX8 2AG

Tenure

Long Leasehold (Share of Freehold). The property is held on a lease for a term of 999 years from 27th July 2006 (thus having approximately 988 years unexpired) at a peppercorn ground rent.

Location

The property is situated on the east side of The Beacon, to the south of Exmouth town centre. Exmouth town centre is close by and provides a good selection of shops. Exmouth Rail Station is located approximately 0.4 miles to the north. Beacon Church of England Primary School is approximately 0.2 miles to the east. Exmouth beach is less than half a mile to the south.

Description

The property comprises a self-contained lower ground flat situated within a mid terrace building arranged over lower ground, raised ground and three upper floors. There is a communal garden.

A Long Leasehold (Share of Freehold) Self-Contained Lower Ground/Garden Flat subject to an Assured Shorthold Tenancy

Accommodation

Reception Room/Kitchen, Two Bedrooms, Bathroom/WC

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 31st January 2017 at a rent of £725 per calendar month.

To View

The property will be open to view on Wednesday 6th December between 5.15 – 5.45 p.m. (Ref: VB). Please email pam.huggett@allsop.co.uk if you would like to attend.

Seller's Solicitor

Messrs Taylor Rose TTKW Ltd
(Ref: Sean McCarthy).
Tel: 0207 400 6093.
Email: sean.mccarthy@taylor-rose.co.uk

**Current Gross
Rent Reserved
£8,700 per
annum
(equivalent)**

**INVESTMENT –
Flat with Share of
Freehold**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.