



**Bradham Court
Exmouth
Devon
EX8 4AN**

Offers in Excess of £114,000

bettermove

Bradham Court

Exmouth

Bettermove are proud to present this 2 bedroom ground floor flat in Exmouth welcoming cash buyers only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout and has off street parking available.

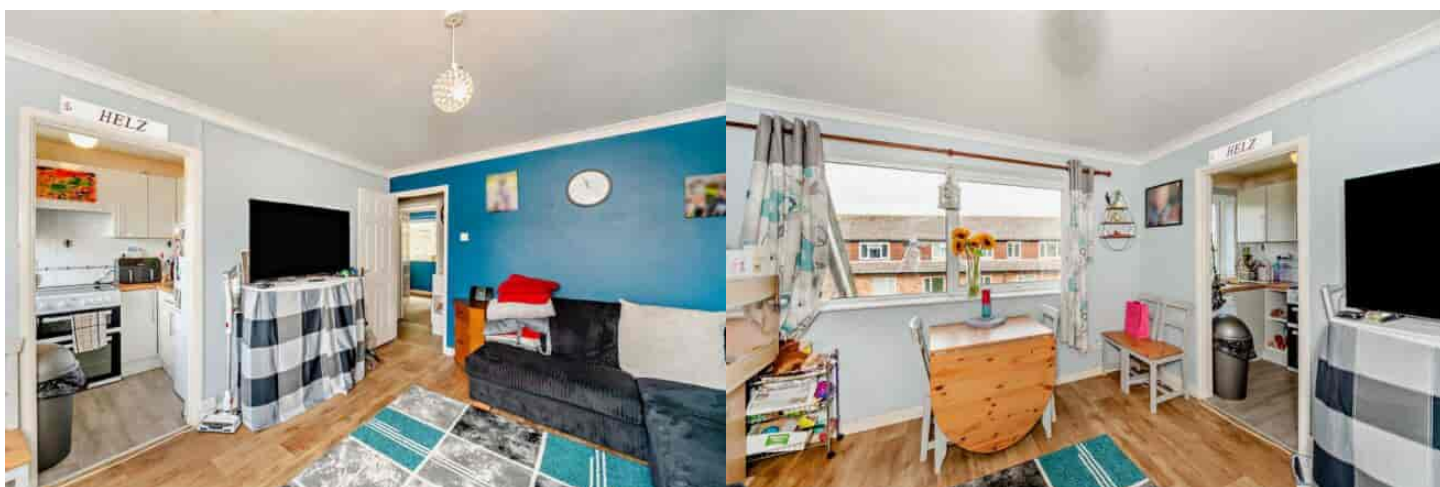
The council tax band is B.

This is a leasehold property with 86 years remaining on the lease; the ground rent is £304 per annum and the service charge is £851 per annum.

The interior of this beautifully presented flat comprises a spacious living/dining room, fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a communal garden, perfect for enjoying the summer months.

Located in the popular town of Exmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Exmouth train station and local bus routes.

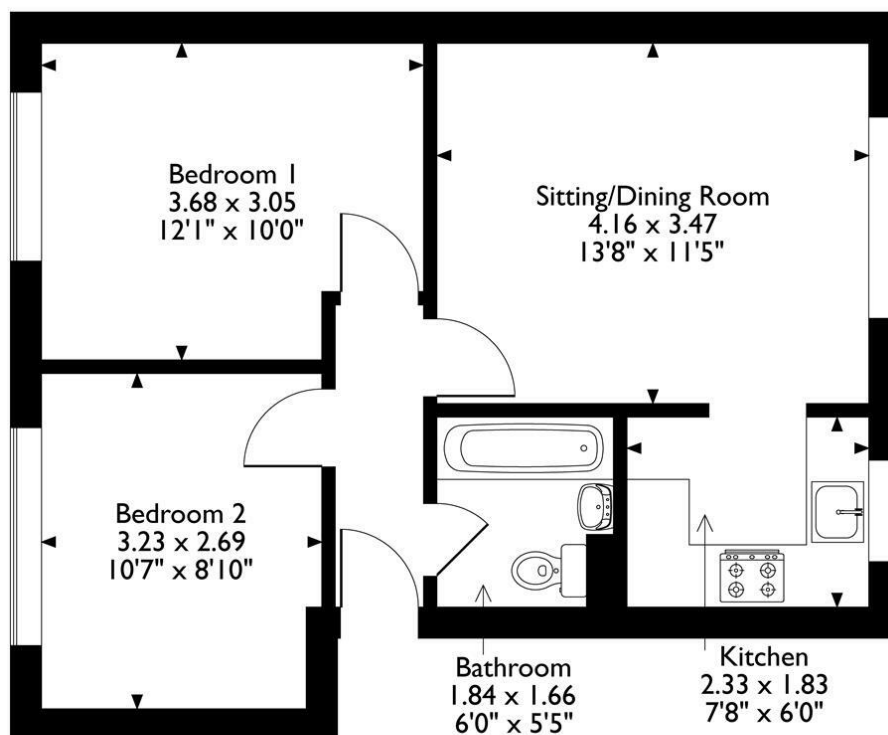
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Bradham Court, Exmouth, Devon

Approximate Gross Internal Area

495 SQFT/46 SQM



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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