



Guide Price £194,000
Flat 5, 62 Victoria Road, Exmouth, Devon, EX8 1DW



A spacious and characterful top floor apartment with Exe Estuary views and beautiful evening sunsets, just a short, level walk from the town centre and seafront. Includes rare allocated parking.

- **Bright sitting room with Velux windows**
- **Modern kitchen/dining room with white units, gas hob & electric oven**
- **Two bedrooms, including a generous main bedroom with built-in storage and estuary views**
- **Contemporary bathroom with shower over the bath**
- **Gas central heating & Double glazing throughout**
- **Rare allocated parking space to the rear**
- **Paved communal area at the rear of the property**
- **No onward chain**

DESCRIPTION: This unique top floor apartment forms part of a distinctive double-fronted terraced property, ideally located within a short, level walk of the town centre, seafront, and marina. The flat offers surprisingly spacious accommodation with plenty of character, including sloping ceilings and excellent views of the Exe Estuary—particularly from the kitchen/dining room and the master bedroom. These estuary views also offer beautiful evening sunsets. The layout is a standout feature: at the top of the staircase, the landing splits, with one side leading to a bright and spacious sitting room with Velux windows and a door through to the modern kitchen/breakfast room, and the other side leading to two bedrooms and a bathroom. The kitchen/dining room is fitted with white units, a four-ring gas hob, and an electric fan-assisted oven. The main bedroom is a good size and enjoys far-reaching views, built-in wardrobes, a dressing table, and a useful storage cupboard. The modern bathroom includes a shower over the bath. Additional features include gas central heating, double glazing, and a rare allocated parking space to the rear—an excellent benefit this close to town. There is also a paved communal area at the rear of the property.

LOCATION: Victoria Road is located just a 5 minute level walk to Exmouth town centre and beachfront. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

ROOM MEASUREMENTS:

Sitting Room: 15' 4" (4.68m) x 15' 2" (4.63m):Max

Kitchen/Dining Room: 19' 0" (5.78m) x 9' 8" (2.94m) narrowing to 2.65m:

Bedroom1: 14' 6" (4.42m) into the bay x 11' 0" (3.36m):

Bedroom 2: 8' 2" (2.5m) x 7' 5" (2.26m) Max

Bathroom/WC: 7' 4" (2.24m) x 8' 10" (2.7m):

TENURE AND OUTGOINGS: The flat is leasehold - 999 years from August 2000.

GROUND RENT - £100.00 Per Annum.

SERVICE CHARGE AND BUILDINGS INSURANCE - £133.00 per calendar month.

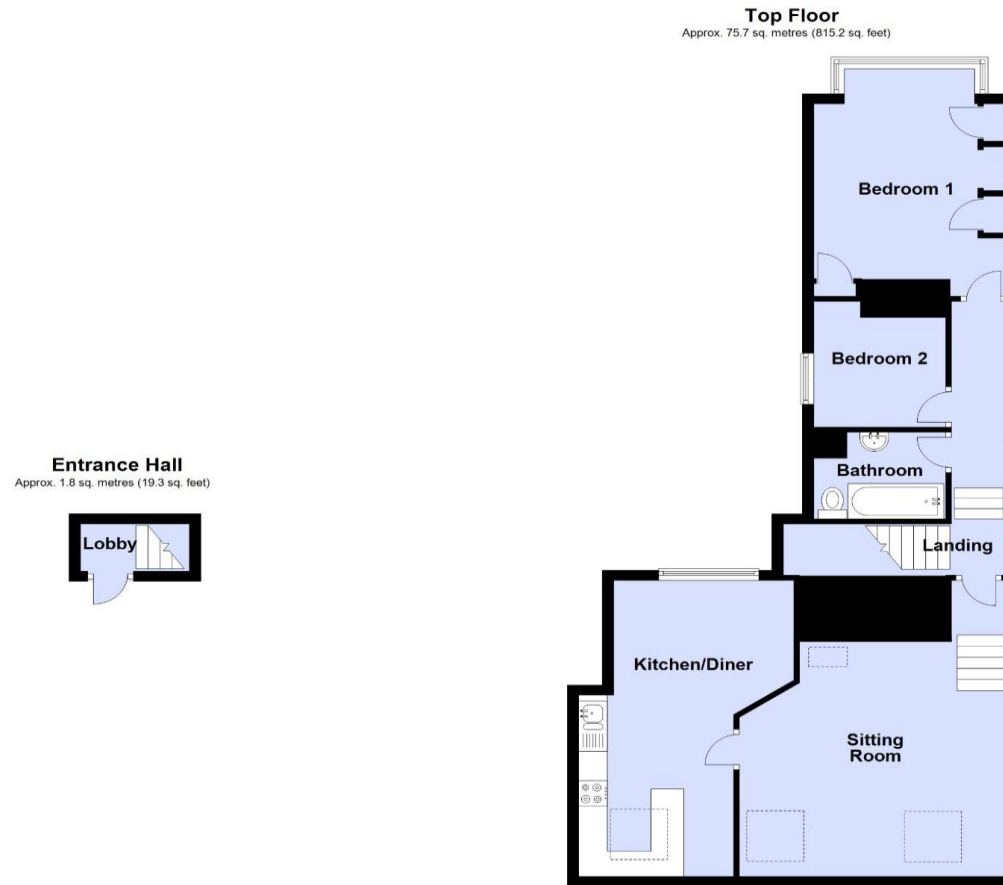
SERVICES -All main services are connected. The property is on a water meter.

COUNCIL TAX -Band B £1806.53

DIRECTIONS: On entering Exmouth from Exeter on the A376, head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then first right into Victoria Road. The property can be found on the right hand side.

WHAT3WORDS///Shams.booster.dispensed





Total area: approx. 77.5 sq. metres (834.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

