



Guide Price £500,000
131 Victoria Road, Exmouth, Devon, EX8 1DR



In brief...

- A substantial end terrace house in a convenient location
- Ideal permanent, second home or investment property close to the seafront, marina and town centre
- Well maintained and offering flexible accommodation
- Spacious twin aspect sitting room with a wood burning stove
- Large modern kitchen/dining room with built-in appliances,
- separate utility room and garage/storage with a useful shower area
- Four well proportioned bedrooms – three with en-suite shower room/wc's (one ground floor and three first floor)
- Good size family bathroom/w.c. and additional separate w.c.
- Gas central heating and UPVC double glazing
- Garage & Parking
- Private and enclosed inner courtyard
- Council tax band 'C'
- EPC = D

Worth viewing because...

A substantial four bedroom end terrace house in great location close to the seafront, marina and town centre, being approximately 75 steps from the 'doorstep to the seafront' and has living room views of E Pontoon, Exmouth Marina and views of the River Exe, Dawlish Warren back beach from the side aspect living room window and main bedroom seat window. The property is currently being used as a comfortable main residence.

In more detail....

The sale of this property represents an excellent opportunity for those seeking an investment property, main or second home. It is currently arranged as a family home enjoying a great location very close to the seafront, marina and town centre. The property is beautifully presented offering spacious flexible accommodation over two floors. On the ground floor is an impressive size twin aspect sitting room with a feature wood burning stove, ground floor bedroom with its own en-suite shower room/w.c. large modern kitchen/dining room with built-in appliances and a separate utility room with a courtesy door leading to the garage/storage area having a built-in shower area ideal for use when returning from a day at the beach or for washing dogs etc. On the first floor a fine landing providing access to three further bedrooms, two having en-suite shower room/w.c.'s.

There is also a well appointed family bathroom/w.c. and adjoining additional separate w.c. Other features include gas central heating, UPVC double glazing and a private and enclosed courtyard area accessed from the garage as well as the ground floor bedroom. Immediately in front of the garage is an additional car parking area and to avoid disappointment an early viewing is thoroughly recommended.

The coastal town of Exmouth...

“The property is within a very short walk of Exmouth seafront and the town centre alike, with all local amenities close-by. 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 Lymptone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports 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 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...

This property really must be viewed internally to be fully appreciated, and an early viewing is highly recommended. It would be hard to imagine such a great location close to the seafront, marina, town centre and railway station.

Directional Note...

When on foot from The Strand in the centre of the town head down Victoria Road going straight across at the junction. This property will then be found on your left hand side towards the seafront and Marina end of the road.

Services...

All mains services are available.



Room Sizes

Sitting Room: 18' 1" x 11' 11" (5.51m x 3.66m)
max. measurements

Kitchen/Dining room: 23' 6" x 10' 4" (7.16m x 3.15m)

Utility room: 12' 4" x 9' 8" (3.76m x 2.95m) max
measurements

Bedroom 2: 11' 10" x 11' 9" (3.61m x 3.58m) max.
measurements

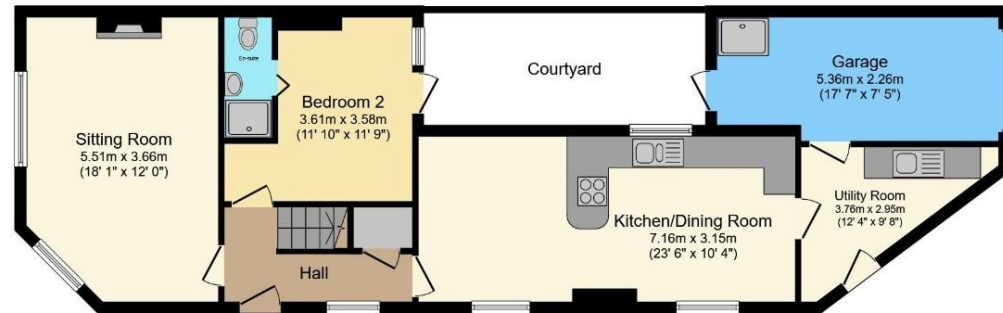
Bedroom 1: 11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom 3: 11' 9" x 10' 7" (3.66m x 3.63m) max.
measurements

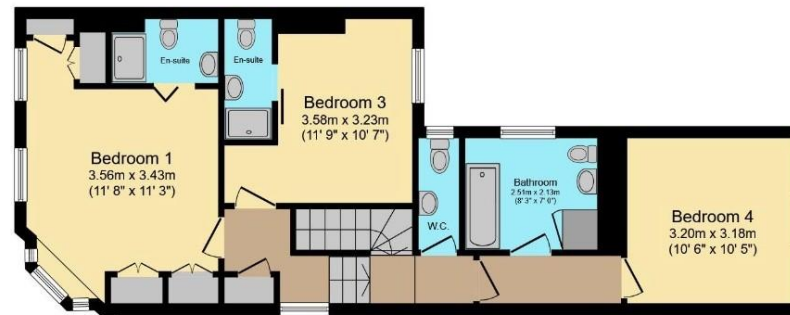
Bedroom 4: 10' 6" x 10' 5" (3.20m x 3.18m)

Bathroom/WC: 8' 3" x 7' 0" (2.51m x 2.13m)

Garage: 17' 7" x 7' 5" (5.36m x 2.26m) max
measurements



Ground Floor



First Floor

Total floor area 143.3 sq.m. (1,542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(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.

