



£500,000
90 Victoria Road, Exmouth, Devon, EX8 1DP



A rare opportunity to purchase this beautiful 3 double bedroom property close to the town centre and seafront. Excellent order throughout with enclosed rear garden and double Garage.

The property also benefits from solar panels feeding back into electric and water solar for hot water, both owned and included in the sale.

**Spacious Sitting Room. Family Room/Bedroom 4.
Impressive Open-plan Kitchen/Dining Room with built-in appliances.
3 Bedrooms. Bathroom. Shower Room.
Gas Central Heating. Double Glazing.
Garden and Garage.**

LOCATION:

Victoria Road is located near Exmouth town centre and beach front. 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.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR:

ENTRANCE: Opaque stained unleaded double glazed entrance door to the..

ENTRANCE LOBBY: Dado rail. Opaque door leading through to ..

HALLWAY: Striped wood flooring. Radiator. Under-stairs storage. Stairs leading up to the first floor. Doors leading off to..

SITTING ROOM:

15' 8" (4.78m) x 15' (4.57m):

Bright spacious room with a double bay window to the front. Feature stone fireplace with slate heart and cast iron wood burner. Coved ceiling. Picture rail. Two built-in shelved storage units with cupboards under. Strip wood flooring. Radiator.

FAMILY ROOM/BEDROOM 4:

12' 6" (3.81m) x 11' (3.35m):

Double glazed door with window to the rear. Picture rail. Built-in cupboard. Radiator.

KITCHEN/DINING ROOM:

23' 1" (7.04m) x 11' 1" (3.38m):

A Very impressive open-plan room with herring bone oak flooring throughout. Carrera Quartz worktops with matching up stands with cupboards and drawers under. 1½ Inset stainless steel sink with groove drainer and mixer tap. Integrated dishwasher, fridge and freezer. Corner shelf unit. Three double glazed windows to the side. Radiator. Downlighters throughout. Stainless steel cooker hood with under lighting. Double glazed split bi-fold doors leading out onto the garden.

FIRST FLOOR:

LANDING: Double glazed window to the side. Radiator. Doors leading off to...

BEDROOM ONE: 19' 2" (5.84m) x 15' 8" (4.78m):

Double glazed bay window to the front with a further double glazed window to the front. Coved ceiling. Feature cast iron fireplace. Radiator.

BEDROOM 2:

12' 5" (3.78m) x 11' (3.35m):

Double glazed window to the rear. Fitted storage. Radiator.

BEDROOM 3:

12' 4" (3.76m) x 11' 6" (3.51m):

Double glazed bay window to the rear. Strip wood flooring. Radiator.

BATHROOM:

10' 6" (3.20m) x 8' (2.44m):

Modern white suite comprising an open ended bath with central mixer tap in tiled splash back. Enclosed flush low level WC. Wash hand basin set on a quartz worktop with mixer tap and cupboards under. Opaque double glazed window to the side. Tiled floor. Chromed runged radiator. Downlighters. Extractor fan. Built-in fully tiled shower cubicle with rain head shower head.

SHOWER ROOM:

5' 11" (1.80m) x 4' 9" (1.45m):

Corner shower cubicle in full tiled surround with electric shower. Pedestal wash hand basin in tiled splash back. Low level WC. Opaque double glazed window to the side. Downlighters. Hatch to roof.



OUTSIDE:

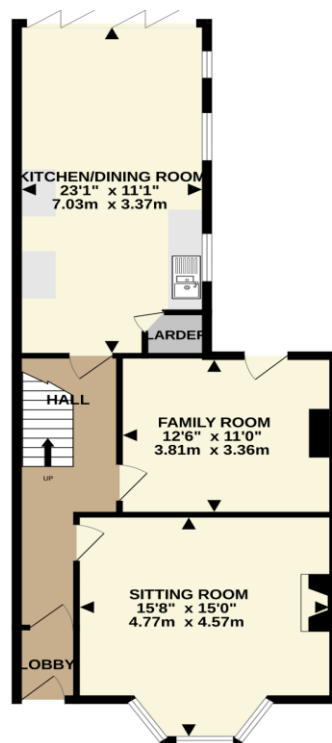
To the front of the property is a small courtyard area with a planted bed. To the rear there is a paved patio which runs across the rear of the property and down the side tenement. This then leads on to a level lawned garden (19ft x 17ft) with a planted border and a with a fence enclosure. Double doors lead to a **double garage** with remote roller door, power and light.

The property also benefits from solar panels feeding back into electric and also water solar for hot water both owned and included in the sale.

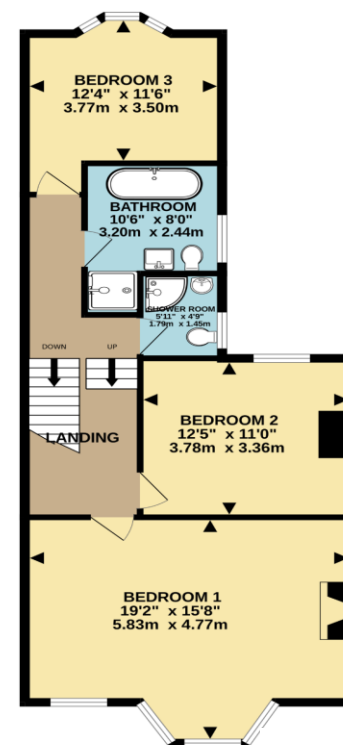
DIRECTIONS: On entering Exmouth from Exeter on the A376, head towards the town centre. At the roundabout adjacent to M&S, take the second exit onto Imperial Road, at the next round about take the first exit and then first right into Victoria road. The property can be found on the right-hand side.

WHAT3WORDS: bungalows. discrepancy. scramble

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This 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 or efficiency can be given.

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

www.hallandscott.co.uk

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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.