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LINKS
ESTATE AGENTS

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Guide Price £425,000

82 Victoria Road, Exmouth, EX8 1DP



- Large 4 - 5 Bed House Offering Flexible Living Space • Gas Central Heating & Extensive Double Glazing • 3 Reception Rooms & Kitchen • 4 First Floor Bedrooms, En - Suite & Shower Room
- Large Studio, With WC, To Rear Of Property • Courtyard Garden / Off Road Parking
- Level Walk To Seafront, Marina, Town Centre & Train Station • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

Tiled flooring. Dado rail. Picture rail. Half glazed door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. High level cupboards housing the electric meter and fuse box. Doors leading to 3 reception rooms.

Sitting Room 16'2" (4.93m) Into Bay x 14'7" (4.45m)

Walk in uPVC double glazed bay window to front. Focal point of open fire within a tiled fireplace surround. Fitted storage cupboard and shelving to chimney recess. Radiator. Picture rail. Ornate coving.

Living Room / Bedroom 5 12'6" (3.81m) x 11'0" (3.35m)

Window to rear. Radiator. Picture rail. Laminate flooring.

Dining Room 13'10" (4.22m) x 11'3" (3.43m)

uPVC double glazed external door leading to rear garden with window adjacent. Radiator. Door leading to:

Kitchen 11'4" (3.45m) x 8'10" (2.69m)

uPVC double glazed window to side. Range of cupboard and drawer storage units with roll, edged worksurfaces and hold splash backs. Stainless steel single sink and drainer unit with mixer tap. The Rangemaster cooker in situ is included in the sale, filter hood above. Space and plumbing for dishwasher and washing machine. Space for free standing fridge / freezer etc. Wall mounted gas fire Combi boiler (fitted 2025) that supplies the central heating and domestic hot water.

First Floor

Half Landing

Staircase rising to landing. Doors leading to shower room and:

Bedroom 1 12'4" (3.76m) Into Bay x 11'4" (3.45m)

Plus dressing area. Walk - in uPVC double glazed bay window to rear gaining views towards the Exe Estuary and Haldon Hills. 2 radiators. Useful dressing area with built - in double wardrobes. Door leading to:

En - Suite Bathroom

Sash window to side. White suite of panelled bath with mixer tap and shower attachment, tiled splashback to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail.

Shower Room

Stained glass Sash window to side. White suite comprising corner shower cubicle with electric shower unit and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail.

Landing

Window to rear. Access to loft storage space. Radiator. Doors leading to:

Bedroom 2 16'4" (4.98m) Into Bay x 11'2" (3.4m)

Walk - in uPVC double glazed bay window to front. Tiled fireplace feature. Radiator. Picture rail.

Bedroom 3 11'5" (3.48m) x 10'11" (3.33m)

uPVC double glazed window to rear. Cast iron ornate fireplace feature. Fitted storage cupboard. Radiator. Picture rail.



Bedroom 4 9'4" (2.84m) x 7'7" (2.31m)

uPVC double glazed window to front. Radiator. Picture rail.

Externally

There is a small area of Front Garden which has a paved pathway leading to the front entrance door, with a raised shrub bed to front. Rendered and brick wall boundaries.

Rear Courtyard

There is an enclosed and easy to maintain Courtyard garden to the rear of the property, which is accessed via a roll up and over door from Victoria Way. Outside lighting. Outside water tap, Outside gas meter box. Door leading to:

Studio 21'4" (6.5m) x 13'5" (4.09m)

uPVC double glazed French doors to rear, uPVC double glazed external door to side and window to side. Picture rail. Radiator. Door leading to:

Cloakroom

Obscure glazed window to side. White suite of low level WC and pedestal wash hand basin.

Parking

There is parking potential for 2 vehicles within the rear Courtyard via an electric roll up and over door accessed via Victoria Way

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band D

Mortgage Assistance

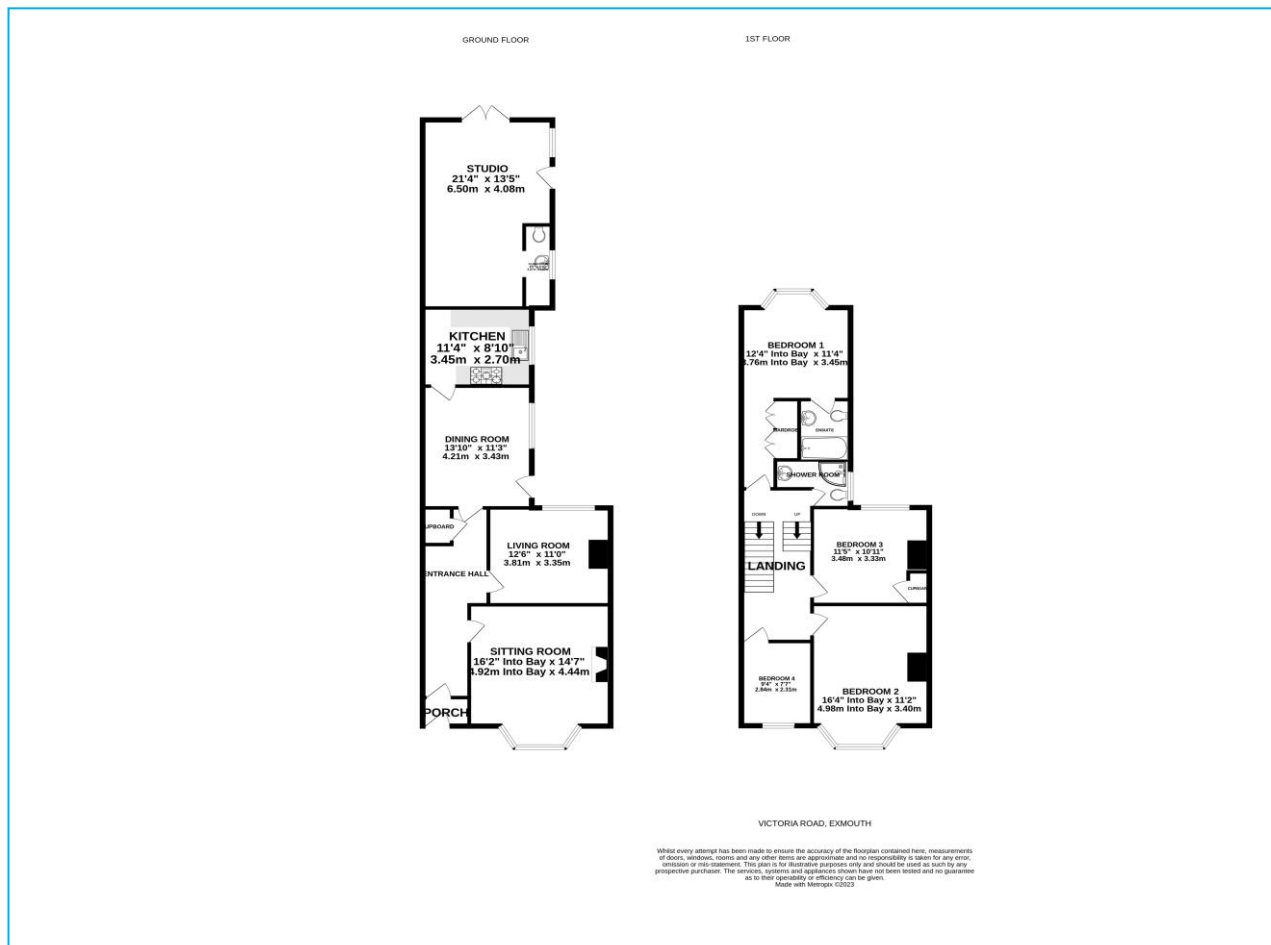
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

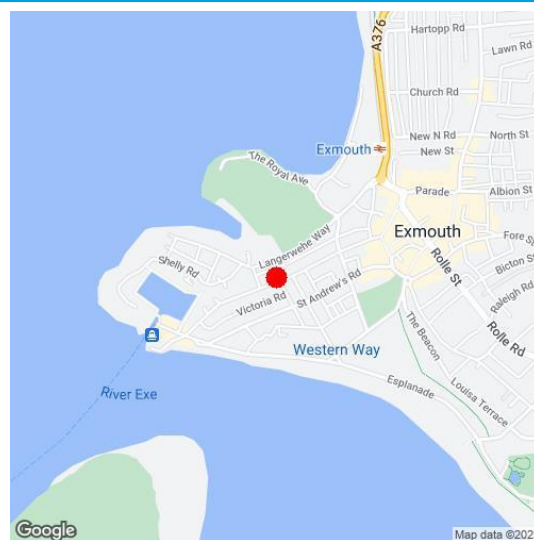
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, on foot, proceed down Rolle Street, diagonally across The Strand Gardens and into Victoria Road, passing the Grapevine public house. Continue over Imperial Road and continue along Victoria Road, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.