Guide Price £189,950
Flat B, 32 Victoria Road, Exmouth, EX8 1DW

• 2 Bedroom First And Second Floor Maisonette • Impressive River Exe Estuary Views
• Covered Parking Space • Living Room And Kitchen • Bathroom And Separate WC
• Gas Central Heating And Double Glazing
• New 999 Year Lease And Third Share Of The Freehold • No Onward Chain

Accommodation

Ground Floor
Communal entrance door to communal hallway and stairs to:

First Floor
Private entrance door to:

Hallway
Obscured double glazed window to the side. Stairs to second floor with cupboard below. 2 Radiators. Doors to:

WC
Obscured double glazed wind to the side. Space saver WC with integral wash hand basin.

Bathroom
Obscured double glazed wind to the side. Panelled bath. Triton shower over. Glazed shower screen. Wash hand basin with cupboard below. Tiled walls. Radiator.

Kitchen 8'10" (2.69m) x 5'6" (1.68m)
Range of units comprising base cupboard and drawer units. Eye level units. Single drainer sink unit. Roll edge work top surfaces. Integrated electric oven and electric hob. Plumbing for washing machine. Double glazed door leading to the stairs down to the ground floor communal areas and parking space.

Living Room 18'9" (5.72m) Into Bay x 10'11" (3.33m)
Double glazed bay window to the rear providing views over Exmouth Rugby Club grounds and the River Exe Estuary beyond. Radiator. TV aerial point. Telephone point. Built-in cupboard housing a gas fired boiler providing the domestic hot water and central heating.

Second Floor
Landing with doors to:

Bedroom 1 14'7" (4.45m) x 10'11" (3.33m)
Double glazed window to the rear providing impressive views of the River Exe Estuary reaching to Exeter in the distance. Radiator. Built-in wardrobe/storage cupboard. TV aerial point.

Bedroom 2 13'6" (4.11m) Max x 8'5" (2.57m)
Double glazed window to the side. Radiator. Storage recess with hanging rail and cupboard over.

Externally
To the rear of the property a metal staircase leads up to flat B. There is also an area for bins.

Parking
The property benefits from having a covered parking space accessed off Victoria Way.

Tenure
We understand that the property is LEASEHOLD and is being offered for sale with a new 999 year lease and a one third share of the freehold which is to be set up.

Services
All mains services are connected. Council Tax Band B
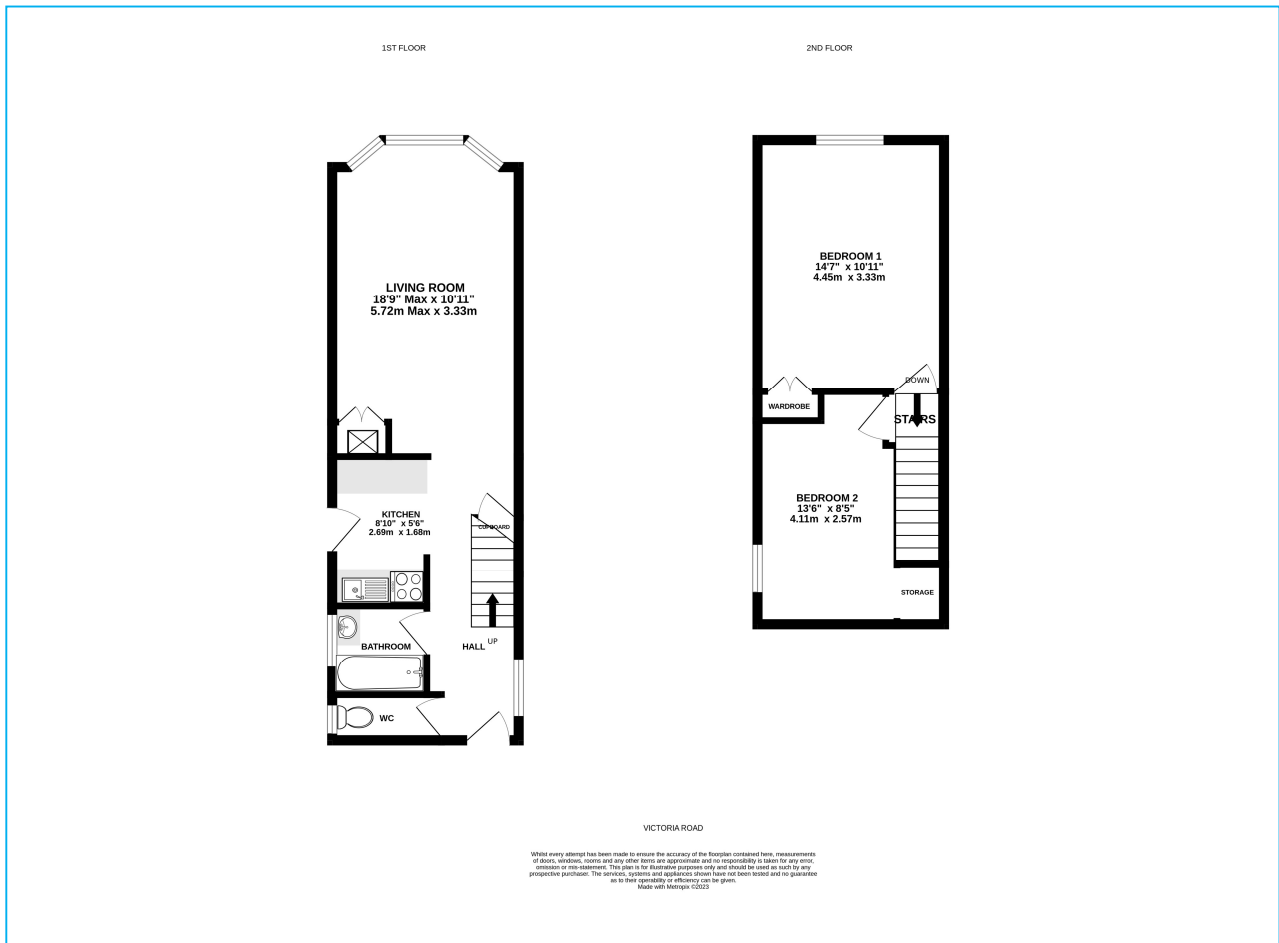
Mortgage Assistance
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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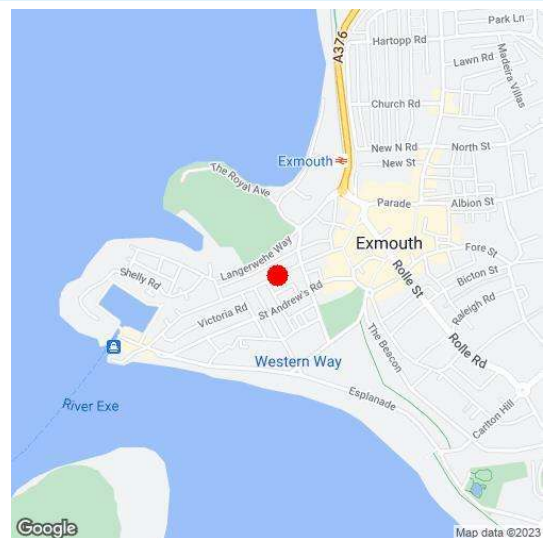
Agents Note
These are draft sales particulars and are awaiting the vendor`s verification.

1ST FLOOR

2ND FLOOR

LIVING ROOM
18'9" Max x 10'11"
5.72m Max x 3.33m

BEDROOM 1
14'7" x 10'11"
4.45m x 3.33m

WARDROBE

DOWN

STAIRS

KITCHEN
8'10" x 5'6"
2.69m x 1.68m

CUPBOARD

BEDROOM 2
13'6" x 8'5"
4.11m x 2.57m

BATHROOM

HALL UP

WC

STORAGE

VICTORIA ROAD

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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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.

Viewing Strictly By Appointment Only - Contact The Links Team Via:
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