

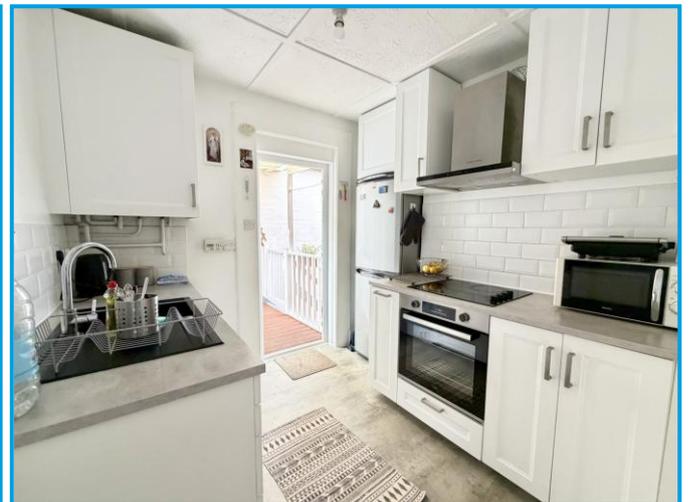
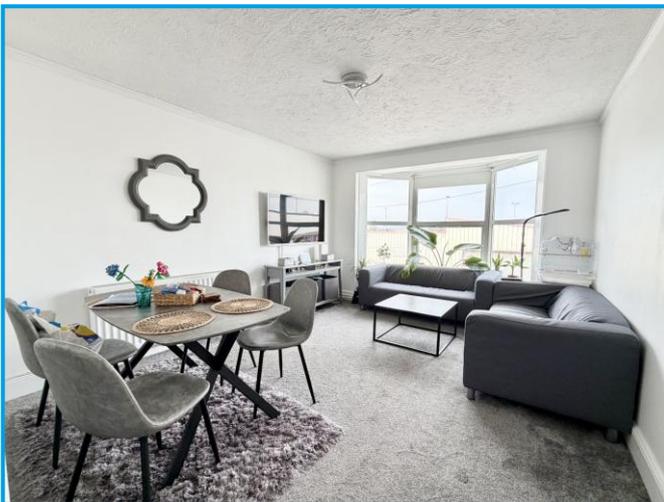
01395 222350

**LINKS**  
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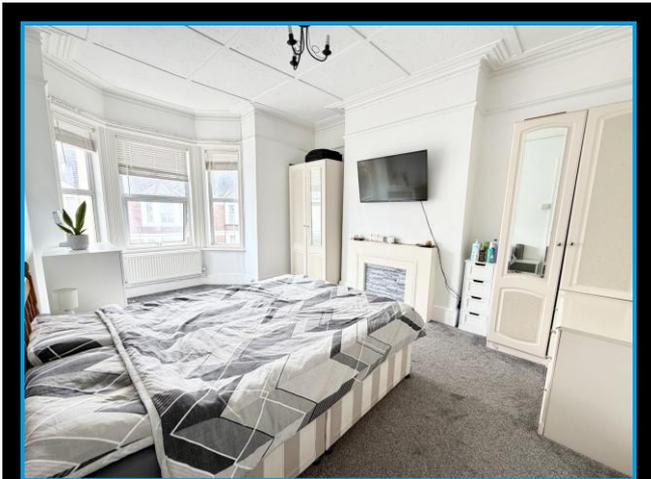
exmouth@linksestateagents.co.uk  
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**Guide Price £270,000**

**Flat 2, 38 Victoria Road, Exmouth, EX8 1DW**



- Refurbished First Floor Flat With A Share Of The Freehold
- Level Walk To Seafront, Town Centre & Train Station
- 3 Bedrooms (2 Doubles & 1 Single)
- Bay Fronted Lounge/Dining Room
- Modern Refitted Kitchen & Bathroom
- Gas Central Heating And Double Glazing
- Garage To Rear
- EARLY VIEWING HIGHLY RECOMMENDED



## Accommodation

### Ground Floor

Communal front entrance door leading to:

### Vestibule

Attractive tiled flooring. Door leading to:

### Communal Entrance Hall

Private entrance door with stairs rising to:

### First Floor

### Half Landing

Stairs to main landing. Window to side. Radiator. Doors leading to:

### Lounge/Dining Room 17'9" (5.41m) Into Bay x 11'5" (3.48m)

Bay window to rear with distant River Exe Estuary and Haldon Hill views. Radiator. Fireplace surround. Airing cupboard.

### Kitchen 9'0" (2.74m) x 8'0" (2.44m)

Double glazed external door to side. Refitted with a modern range of base cupboard and drawer units with wall mounted units over. Work surfaces with tiled splash backs. Single drainer sink unit. Integrated electric oven and 4 ring electric hob with cooker hood over. Space and plumbing for washing machine. Space for fridge/freezer. Unit housing gas fired boiler supplying domestic hot water and central heating.

### Bathroom/WC

Obscure glazed window to side. White suite comprising panelled bath with shower mixer tap. Laminated splash backs. Close-coupled WC. Wash hand basin with cupboard below. Heated towel rail.

### Main Landing

Access to insulated loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Recessed storage area. Doors to:

### Bedroom 1 17'8" (5.38m) Into Bay x 11'10" (3.61m)

A bright and airy room. Bay window to the front. Tiled fireplace feature. Radiator. Telephone point.

### Bedroom 2 12'7" (3.84m) x 11'10" (3.61m)

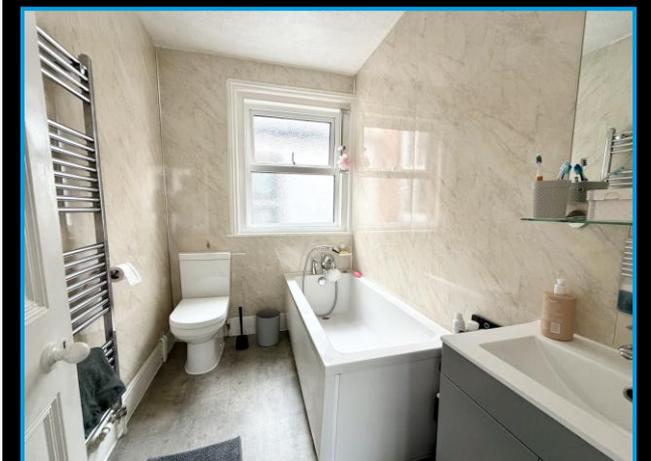
Window to rear. Radiator. Fireplace surround.

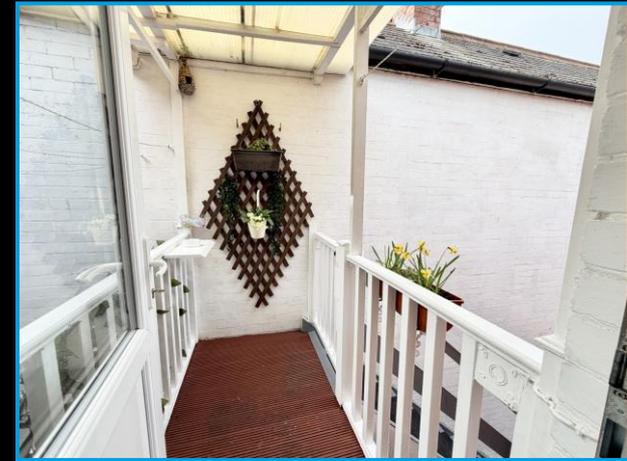
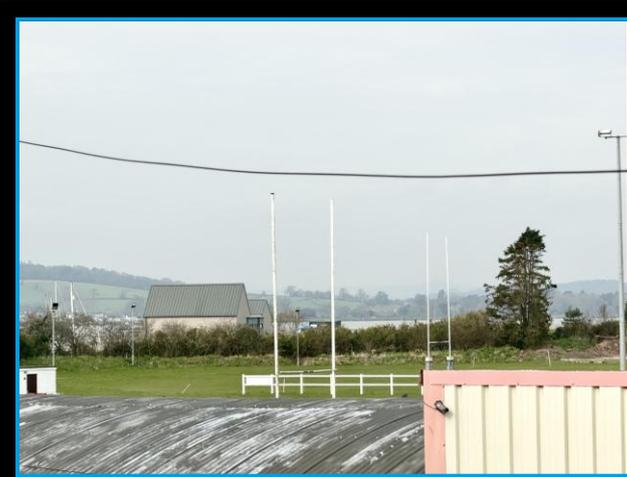
### Bedroom 3 10'4" (3.15m) x 7'2" (2.18m)

Window to front. Built - in wardrobe. Radiator.

### Externally

From the kitchen is a raised covered veranda with steps leading down to the rear access. The owner of this property has right of access over the ground floor flats garden to the rear pedestrian gate and courtesy door into the garage.





### **Garage/Workshop 18'9" (5.72m) x 7'8" (2.34m)**

Currently used as a workshop/store with door and window onto Victoria Way. Power and light. Courtesy door to the rear.

### **Tenure**

The property owns a half SHARE OF THE FREEHOLD. We understand any maintenance and Buildings Insurance is split 50 / 50 with the ground floor flat.

### **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

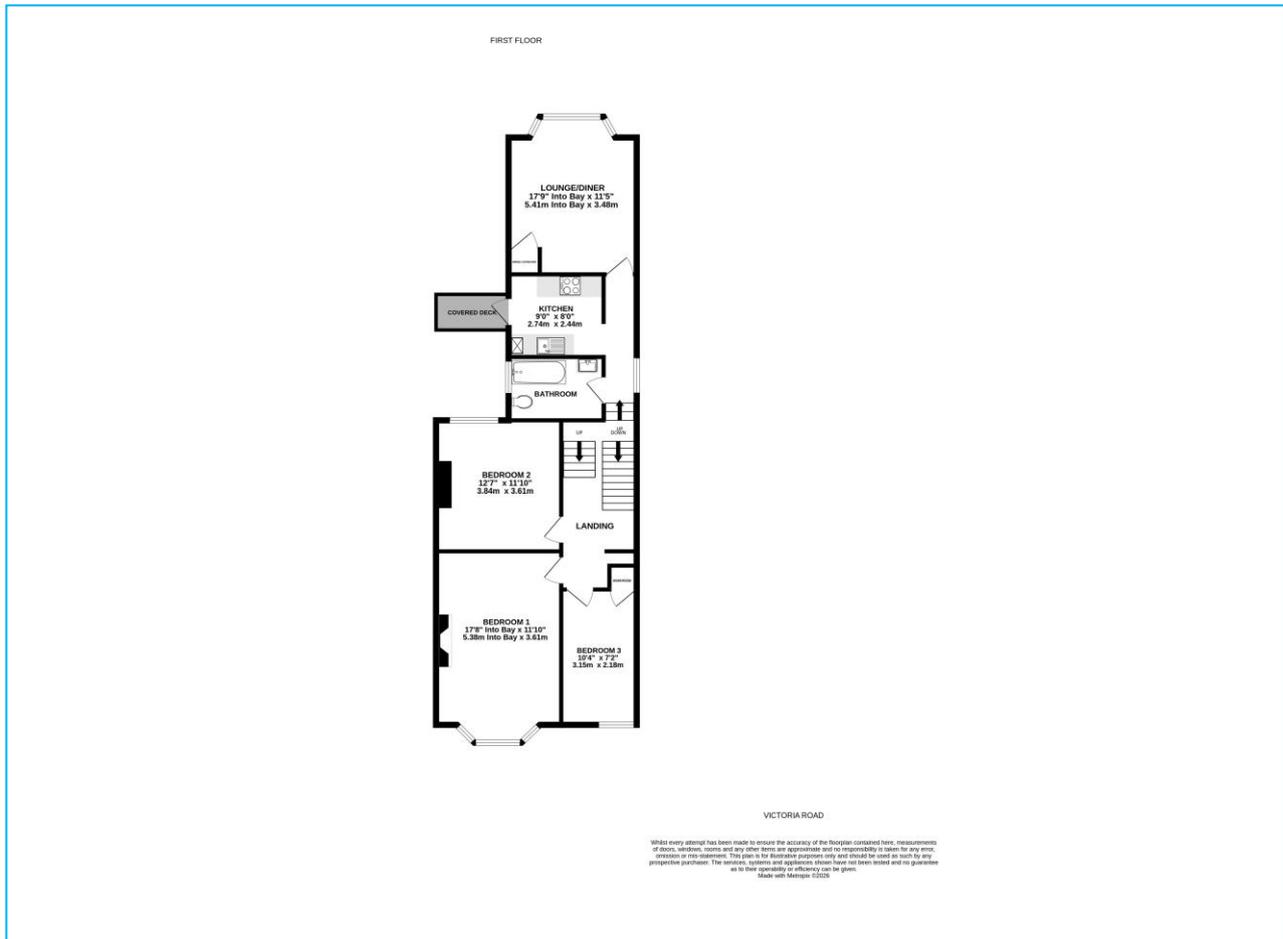
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Note**

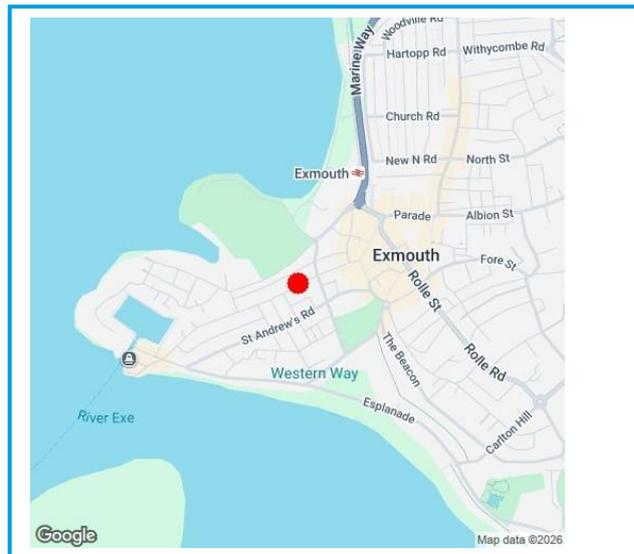
Please note the two current owners of the flats in the building have agreed to swap which garage they have use of. This is for their own convenience only.

These are draft particulars and are awaiting vendors verification.



### Directions

From our prominent Town centre office, on foot, walk down Rolle Street to The Strand Gardens, walking through to the far left corner into Victoria Road. proceed over Imperial 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:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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.