



125 Victoria Road  
Exmouth  
EX8 1DR

Guide Price:  
**£450,000**  
Freehold

## In brief...

- A beautifully presented and surprisingly spacious terrace house in a great location close to the seafront, Marina and town centre
- Excellent size sitting room and dining area with a dual fuel stove and two fireplaces
- Large kitchen/breakfast room and utility area with a built-in oven & hob
- Ground floor cloakroom
- Four double bedrooms – three first floor and one second floor
- Well-appointed fully tiled bathroom/wc
- Gas central heating and double glazing
- Sunny aspect enclosed rear courtyard garden with a useful timber shed and barbeque area
- Enclosed driveway parking for two cars with an electrically operated roller door
- No chain
- Council Tax Band 'B'. EPC = C







## Worth viewing because...

A beautifully presented and surprisingly spacious four bedroom terrace house in a great location close to the seafront, Marina and town centre. The property also benefits from an impressive loft conversion, private rear courtyard garden and an enclosed driveway with space for two cars.



## Knowhow...With Character Homes...



## In more detail....

This spacious older style terrace house is well located within level easy walking distance of the seafront, Marina and town centre. The property has been the subject of complete modernisation throughout and is beautifully presented with a wealth of character including many fine fireplaces and stripped wood polished floorboards to some of the rooms. The accommodation is arranged over three floors with a good size entrance vestibule, reception hall, stairs and landing. On the ground floor is an impressive sitting room and dining area with two superb fireplaces incorporating a dual fuel stove. Also on the ground floor is a large modern kitchen/breakfast room with an excellent range of quality units with granite composite work surfaces incorporating a slimline dishwasher, induction hob and fan-assisted electric oven beneath. There is also ample appliance space as well as a tiled floor and large storage full length cupboards. At the far end of the kitchen is a utility area with doors leading to the outside and a useful ground floor cloakroom. A bright and spacious first floor landing then provides access to three double bedrooms (two with built-in wardrobes) and a well-appointed fully tiled bathroom/wc. The house benefitted enormously from a loft conversion in 2020 which has created a generous size twin aspect master bedroom as well as useful eaves built-in storage cupboards and built-in wardrobes.





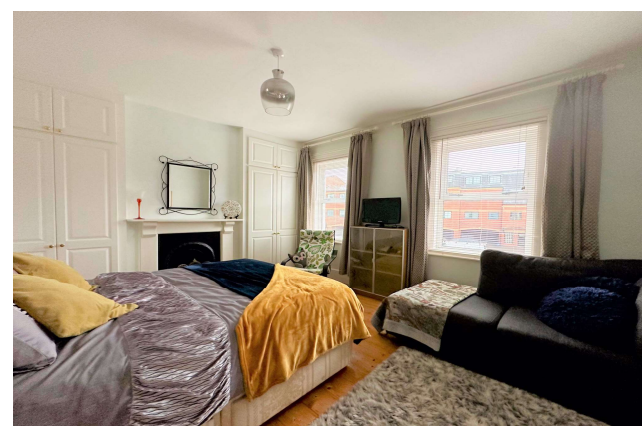
## The Coastal Town of Exmouth...

*"The property is also within a 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 Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports 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 also 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 spacious home has been greatly improved and sympathetically modernised in recent times including the addition of a superb loft conversion, paved sunny aspect rear courtyard garden with a useful timber shed as well as barbeque area. The property also has the enormous advantage of an enclosed driveway with space for two cars and an electrically operated remote control roller door as well as a useful store.

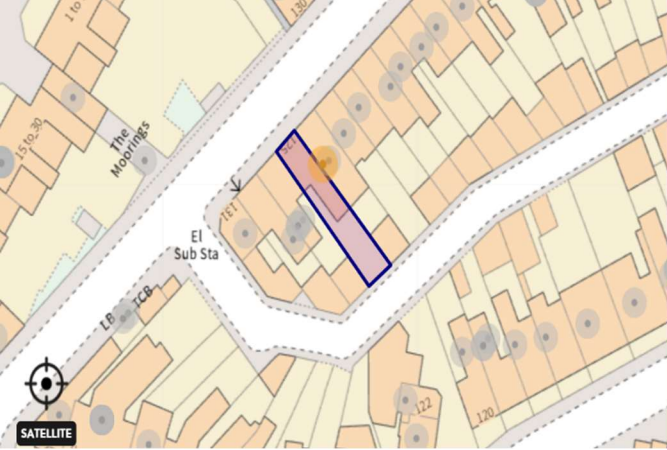
To avoid disappointment an early viewing is thoroughly recommended.





## 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.



## Room sizes



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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**Sitting Room and dining area:**  
24' 3" x 12' 0" (7.38m x 3.65m)  
narrowing to 9' 7" (2.91)

**Kitchen/Breakfast Room and Utility area:**  
24' 6" max. x 8' 11" (7.48m x 2.71m) narrowing to 5' 9" (1.74m)

**Cloakroom:**  
4' 10" x 2' 8" (1.47m x 0.81m)

**Bedroom 1:**  
18' 3" max. x 12' 11" (5.57m x 3.93m) narrowing to 7' 7" (2.31m)

**Bedroom 2:**  
13' 6" x 11' 10" (4.11m x 3.61m)

**Bedroom 3:**  
11' 11" x 9' 7" (3.63m x 2.93m)  
narrowing to 8' 0" (2.43m)

**Bedroom 4:**  
8' 3" excl. door recess x 8' 11"  
(2.51m x 2.72m)

**Bathroom/wc:**  
10' 1" x 4' 10" (3.08m x 1.48m)  
max. measurements

**Enclosed driveway:**  
16' 5" x 15' 10" (5.01m x 4.83m)

**Services:**  
All mains services are connected.



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