



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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131 Victoria Road, Exmouth, EX8 1DR

GUIDE PRICE

£599,950

TENURE Freehold



**A Substantial End Terrace House Enjoying An Envidable Location Within Minutes of Exmouth Seafront And The Marina And A Level Walk To The Town Centre With Enclosed Courtyard Garden And Garage**

Super Permanent Or Second Home/Airbnb \* Beautifully Presented And Maintained Accommodation \* Spacious Sitting Room With Wood Burner Stove \* Ground Floor Bedroom/Family Room With En-Suite Shower Room/Wc \* Stunning Open-Plan Kitchen/Breakfast/Dining Room \* Utility Room \* Three Further First Floor Bedrooms – Two With En-Suite Moder Shower Room/Wc \* Main Family Bathroom \* Separate Cloakroom/Wc \* Gas Central Heating \* Double Glazing \* Viewing Strongly Recommended



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**THE ACCOMMODATION COMPRISES:** Composite front door giving access to:

**RECEPTION HALL:** With wood flooring, double glazed window with wooden window shutters, radiator, staircase rising to first floor landing with useful bespoke built-in drawer units and understairs storage cupboards.

**SITTING ROOM:** 5.44m x 3.63m (17'10" x 11'11") maximum overall measurement. A bright elegant room with two sets of double glazed windows both with wooden window shutters, wooden fire surround, chimney recess housing wood burner stove standing on a marble hearth with a feature wooden fire surround, fitted shelving in wall recess, TV point, picture rail, cornice ceiling.

**KITCHEN/BREAKFAST/DINING ROOM:** 7.19m x 3.23m (23'7" x 10'7") Stunning open-plan room with range of wood effect work surfaces with range of cupboards with drawer units and integrated dishwasher beneath, attractive tiled surrounds, wall mounted cupboards, inset induction hob with stainless steel cylinder extractor fan with light and built-in oven below, TV point, space for large fridge/freezer, three sets of double glazed windows, two light ceiling fans and recessed ceiling spotlighting, coved ceiling, double glazed door to:

**UTILITY ROOM:** 3.71m x 2.92m (12'2" x 9'7") maximum overall measurement. Fitted with wood effect work surface with plumbing for automatic washing machine, tumble dryer space, cupboards and drawer units beneath, wall mounted cupboards, uPVC door to outside, part glazed door to garage.

**GROUND FLOOR BEDROOM 4/FAMILY ROOM:** 3.66m x 3.63m (12'0" x 11'11") A versatile room with picture rail and cornice ceiling, radiator, wood effect flooring, fitted range of bespoke storage units, high-level storage cupboard, double glazed window and door leading to enclosed courtyard garden.

**EN-SUITE SHOWER ROOM/WC:** Folding door to en-suite shower room/wc, fitted with shower cubicle with folding shower splash screen doors, shower unit, handrail, splashback walls, vanity style wash hand basin with fitted mirror with integrated light, WC in concealed cistern with push button flush, ceiling extractor fan, heated electric towel rail, wood effect flooring.

**FIRST FLOOR LANDING:** Split level landing, double glazed window with wooden window shutters, radiator, access via loft ladder to large roof space, shelved linen cupboard, coved ceiling.

**BEDROOM 1:** 15.03m x 3.63m (16'6" x 11'11") maximum overall measurement. A charming main bedroom with three sets of double glazed windows all fitted with wooden window shutters and one with window seat in bay window. Radiator, picture rail, floor to ceiling bespoke wardrobes, TV point.

**EN-SUITE SHOWER ROOM/WC:** Fitted with shower cubicle housing shower unit with folding shower splash screens, vanity wash hand basin with fitted mirror and integrated light over, mirror fronted medicine cabinet, WC with push button flush, ceiling extractor fan, ceiling spotlighting, fully tiled walls, tiled flooring, chrome heated towel rail.

**BEDROOM 2:** 3.66m x 3.63m (12'0" x 11'11") Double glazed window, picture rail, TV point, sliding doors to:

**EN-SUITE SHOWER ROOM/WC:** Stylishly fitted with shower cubicle with splashback walls, shower unit with fixed and detachable rainfall shower head hoses, vanity wash hand basin with fitted mirror with integrated light over, WC with concealed cistern with push button flush, ceiling LED lighting, extractor fan.

**BEDROOM 3:** 3.25m x 3.25m (10'8" x 10'8") Double glazed window, radiator, TV point.

**BATHROOM/WC:** 3.02m x 2.18m (9'11" x 7'2") Fitted with a modern suite comprising bath with shower unit over with fixed rainfall head shower hose and detachable rain head shower hose and curved shower splash screen, vanity wash hand basin with fitted mirror with integrated light over, WC with concealed cistern with push button flush, antique style radiator, water cylinder housed in fitted storage cupboard with display shelf surface over, tiled walls and colour coordinated tiled flooring, wall mounted Worcester gas boiler serving hot water and central heating housed storage cupboard, wall mounted storage cupboard, recessed ceiling mood lighting.

**CLOAKROOM/WC:** Fitted with space saving wash hand basin with vanity style wash hand basin, WC with push button flush, part tiled flooring, double glazed window with patterned glass, access to loft space.

**OUTSIDE:** The property enjoys an enclosed a block paved courtyard area.

**GARAGE:** 5.41m x 2.59m (17'9" x 8'6") Approached from rear service lane via roller electric up and over door. With fitted sink unit and shower cubicle, double glazed door giving access to enclosed courtyard garden and door directly into the property. Power and light connected. The property is in a residential parking zone and there is also a parking area by the garage.

**FLOOR PLAN:**

