

01395 222350

LINKS
ESTATE AGENTS

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Guide Price £169,950

Flat G, 32 Victoria Road, Exmouth, EX8 1DW



- Bay Fronted Ground Floor Flat • Level Walk To Town, Seafront, Marina & Train Station
 - Gas Central Heating & Double Glazing • Bay Fronted Living Room, Study Area
- Brand New Fitted Kitchen / Breakfast Room • 2 Bedrooms, Brand New Bathroom & Separate Cloakroom
 - Area Of Courtyard To Rear • NO ONWARD CHAIN



Accommodation

Ground Floor

Communal front entrance door, with communal door bells, leading to:

Communal Hall

Cupboards housing the electric and gas meters. Stairs rising to upper floors and own door leading to:

Entrance Hall

Radiator. Useful under stairs storage cupboard with trip switch fuse box. Smoke alarm. Doors leading to living room, bedroom 1 and study area:

Living Room 16'8" (5.08m) Into Bay x 14'11" (4.55m)

Walk - in uPVC double glazed bay window to front. Radiator. Picture rail. Ornate ceiling coving. Brand new fitted carpet.

Kitchen 10'11" (3.33m) x 9'10" (3m)

Obscure uPVC double glazed external door to rear with uPVC double glazed window adjacent. Range of brand new fitted cupboard and drawer storage units with roll edged work surfaces and ceramic splash back's. Stainless steel single sink and drainer unit with mixer tap. Built - in, brand new, 4 ring electric hob with brand new electric oven below. Space and plumbing for washing machine. Further space or freestanding fridge / freezer etc. Cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water. Door leading to bathroom.

Bedroom 1 15'7" (4.75m) x 12'7" (3.84m)

uPVC double glazed window to rear. Marble fireplace feature. Radiator. Picture rail. Ornate ceiling coving. Brand new fitted carpet.

Bedroom 2 9'0" (2.74m) x 6'11" (2.11m)

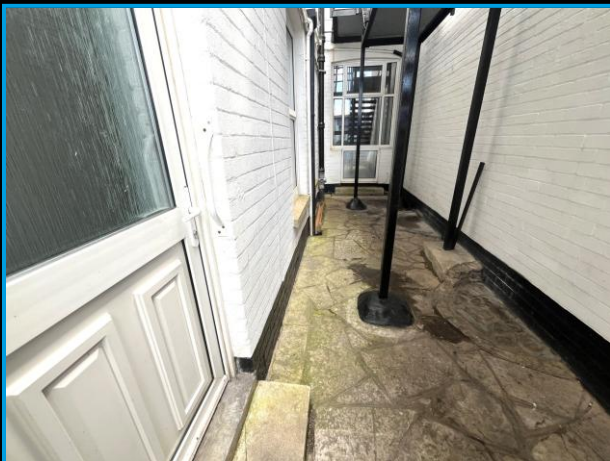
uPVC double glazed window to side. Wall mounted electric heater.

Study Area

uPVC double glazed windows to side. Radiator. Wall mounted central heating thermostat. Useful shelved storage cupboard. Picture rail. Door leading to bedroom 2 and open to kitchen

Bathroom

Obscure uPVC double glazed window to rear. Brand new fitted white suite of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Tiled splashback's. Heated towel rail. Open to:



Cloakroom

Obscure uPVC double glazed window rear. Brand new white suite of low level WC. Radiator. Tiled splashback's.

Externally

To the rear of the property is its own Courtyard area

Tenure

The property is LEASEHOLD and will enjoy a third share of the Freehold. There will be a 999 year lease and any Service Charges will be split 3 ways on an Ad Hoc basis

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

These are draft particulars and are awaiting vendors verification

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GROUND FLOOR



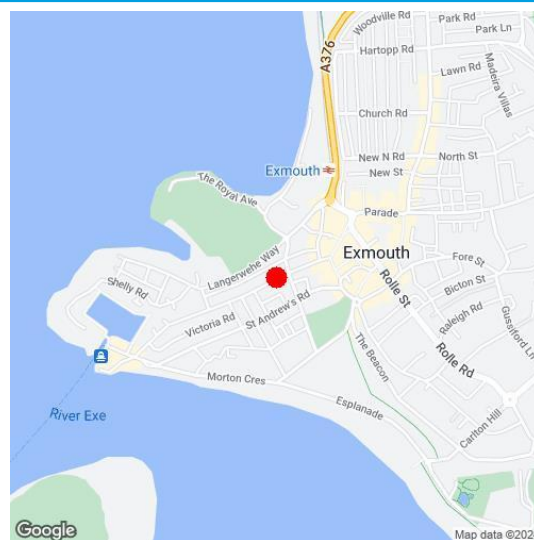
VICTORIA ROAD, EXMOUTH

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. The 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 operation or efficiency can be given.
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Directions

From our prominent Town centre office, on foot, proceed down Rolle Street walking straight across The Strand Gardens, passing TSB on your right, into Victoria Road. Proceed across Imperial 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		
(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		
	65	73



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.

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PrimeLocation.com