



Victoria Road, Exeter
£270,000



Victoria Road

Exeter, Devon, EX4 6JB

The Property

This charming double-fronted terraced house is perfect for buyers looking for a city centre home that they can improve and make their own. The property has recently undergone partial renovation including a new roof and a new heating system. There is also potential to extend the property and create another bedroom and a larger kitchen, subject to being granted the relevant consents. The accommodation comprises two double bedrooms, two generous reception rooms, a kitchen and large bathroom. There is also a large garden to the rear which catches plenty of sun and residents permit parking to the front. The property is close to the city centre and university so will be ideal for young professionals or students looking to be close to the city and everything it has to offer.

The Location

Victoria Road is a popular and tucked away location very close to Exeter city centre. The city centre is less than half a mile away and is filled with all amenities from convenience stores and shopping centres to dentists and NHS walk in centres. The stunning and ever popular cathedral is less than a mile away as well as the historic walls and underground passages. The nearest train station is St. James Park which can be as little as a five minute walk. This leads to Exeter St. Davids which gives access to the whole of the country including the London Waterloo line. The property is also very close to the university campus.





Directions

From John Lewis on the High Street, turn onto New North Road and then immediately right onto Longbrook Street. Continue down the hill into Pennsylvania Road and then up the hill towards the first set of traffic lights. Turn right onto Union Road and then take the second right onto Victoria Street. Go down to the bottom of the hill and turn right onto Victoria Road. The property being sold can be found on the right.

Accommodation

Entrance Hall

Sitting Room

12'2" x 11'11"

Windows to front and rear, fireplace.

Dining Room

12'2" x 8'6"

Window to front

Kitchen

9'2" x 8'11"

Wall and base units, windows to rear and side

First Floor Landing

Space for desk, window to front.

Bedroom One

12'1" x 11'10"

Double room with window to front.

Bedroom Two

12'2" x 11'9"

Double room with window to front.

Bathroom

9'6" x 9'2"

Bath with W.C and wash hand basin. Window to side.

Outside

Residents permit parking at the front.

Large garden to the rear.



Miscellaneous items

EPC: D
Council Tax: B
Utilities: All main services
Authority: Exeter City
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



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.
Made with Metropix ©2024

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01392 259395

E: Chris.Heal@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 20 Queen Street, Exeter, Devon, EX4 3SN

Chase 
Buchanan