

Victor Street, EX1

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## Victor Street, EX1

A rare opportunity to acquire a renovation project in the popular Heavitree area. The property is in need of thorough modernisation and comprises two bedrooms, two reception rooms, a kitchen, bathroom and rear garden. No onward chain.

- AN END TERRACED HOUSE IN NEED OF RESTORATION
- TWO DOUBLE BEDROOMS
- LIVING ROOM AND DINING ROOM
- KITCHEN & UPSTAIRS BATHROOM
- GOOD SIZED REAR GARDEN
- THOROUGH MODERNISATION REQUIRED
- RESIDENTS PERMIT PARKING
- NO ONWARD CHAIN



This victorian end-terrace home is in need of extensive renovation and is ideal for anyone looking for a project. There is gas and double glazing but it is likely everything would need to be updated.

The property has an entrance hall leading into the main hallway, which gives access to the reception rooms, kitchen and stairs to the first floor. The living room has a window to the front, a lovely fireplace with feature mantle and tiled hearth. The dining room has a window to the rear and a gas fire with tiled surround. The kitchen has a standalone base unit with a built in sink. There is a door and window to the rear garden.

On the first floor there are two double bedrooms, bedroom one is a large room with two windows to the front, a storage cupboard, gas fire and wooden mantle. Bedroom two has a window to the rear giving views over Heavitree and out to the distant hills, a block fireplace and wooden mantle. The bathroom has a bath, W.C and sink unit with a window to the rear. There is also a built in airing cupboard.

Externally, there is a rear garden with a large ►



► storage shed at the back. There is also an outside W.C and additional store. A gate to the side leads to the access lane.

Tenure: Freehold  
Council Tax Band: E  
Local Authority: Exeter



## LOCATION



Property location

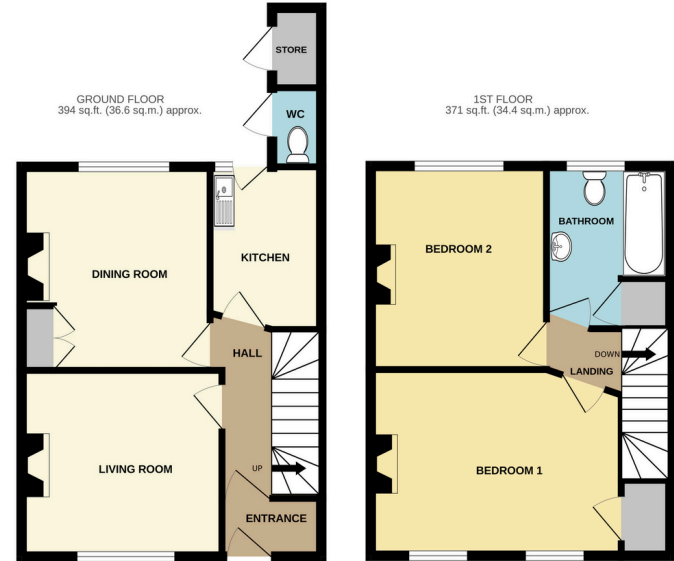
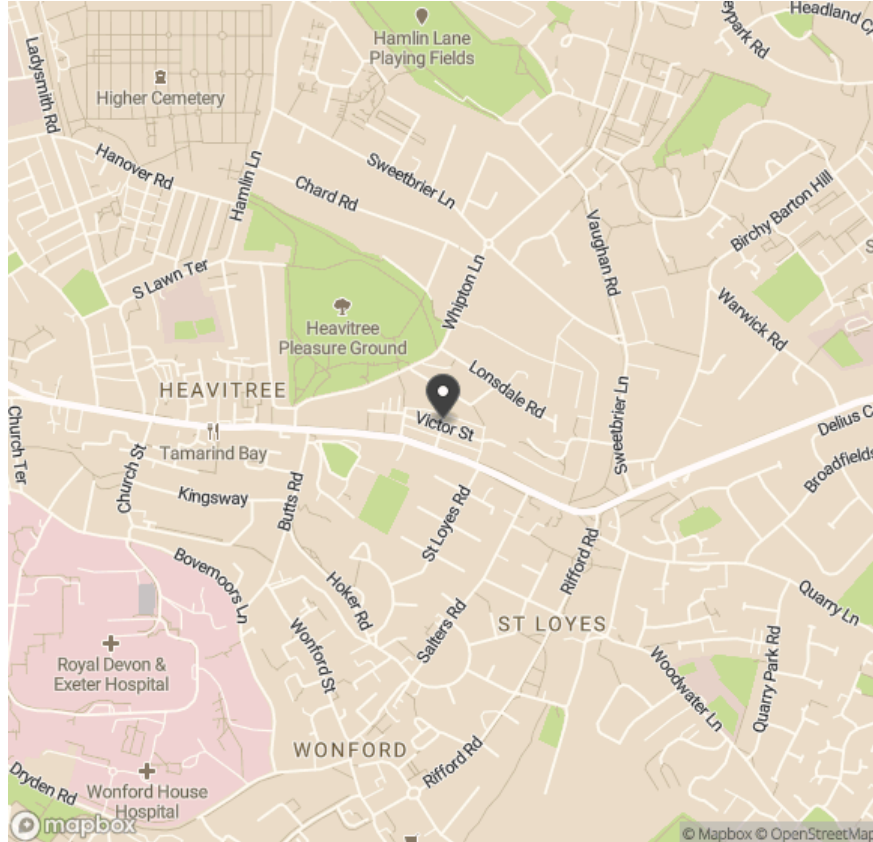
## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 6

Potential: 38

## FLOOR PLAN

765 sq ft (71 sq m)



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.  
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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