



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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45 Victoria Road, Exmouth, EX8 1DW

GUIDE PRICE

£435,000

TENURE Freehold



A Period Bay Fronted Terraced House With Double Garage And lawned Rear Garden Enjoying An Envidable Location Only A Short Distance From Both The Town Centre And Seafont

Entrance Vestibule & Reception Hall * Bay Windowed Lounge * Sitting Room * Dining Room * Modern Kitchen * Rear Double Glazed Utilities/Porch * Ground Floor Cloakroom/WC * Four First Floor Bedrooms Spacious Bathroom With Bath And Shower Cubicle * Separate Wc * Enclosed Rear Garden * Double Garage * Gas Central Heating Double Glazed Windows * No ongoing Chain * Viewing Recommended *

****NO ONWARD CHAIN****

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This period home is located just a short distance from the seafront and is close to the town centre and other amenities offering well presented accommodation which could also lend itself to further development if more accommodation is required (subject to consents). The four bedroom accommodation ensures the property would be ideal for family use or alternatively as a second home featuring a sun-trap rear garden and double garage. Viewing is highly recommended.

THE ACCOMMODATION COMPRISES: uPVC front door with patterned window inset with matching picture window over, giving access to:

ENTRANCE VESTIBULE: Dado rail, inner solid wood door with patterned window inset to:

RECEPTION HALL: Staircase rising to first floor landing, with useful understairs storage cupboard beneath, radiator, electric consumer unit and electric meter.

LOUNGE: 4.7m x 4.57m (15'5" x 15'0") maximum measurement into wall recesses and uPVC double glaze bay window which overlooks the front aspect. A charming room with tiled fireplace with matching hearth, picture rail, cornice ceiling, TV point, radiator.

SITTING ROOM: 3.94m x 3.51m (12'11" x 11'6") A versatile room with feature fireplace, picture rail, radiator, double glazed window to rear aspect.

DINING ROOM: 3.53m x 3.23m (11'7" x 10'7") plus doorway recess. Chimney recess with slate hearth and mantel over, double glazed window to side aspect, linen cupboard with slatted shelving, dado rail and picture rail, radiator, part glazed door to:

KITCHEN: 3.2m x 3.05m (10'6" x 10'0") maximum overall measurement. Fitted range of wood effect worktops with inset single drainer sink unit with mixer tap and inset four ring ceramic hob with filter extractor hood over and built in oven beneath, tiled surrounds, wall mounted cupboards, space for upright fridge/freezer, radiator, three sets of uPVC double glazed windows and uPVC double glazed door giving access to:

REAR UTILITIES PORCH: 3.61m x 1.22m (11'10" x 4'0") uPVC double glazed windows and door giving access to the rear garden, patterned worktop with plumbing for automatic washing machine beneath, tiled flooring, door to:

CLOAKROOM/WC: Fitted with WC and space saver wash hand basin with part tiled walls and uPVC double glazed window with patterned glass.

FIRST FLOOR SPLIT LEVEL LANDING: Window with patterned glass, fitted cupboards, radiator.

BEDROOM 1: 4.75m x 3.99m (15'7" x 13'1") maximum measurement into wall recesses. uPVC double glazed bay window to front aspect, picture rail, wooden fire surround, radiator.

BEDROOM 2: 3.63m x 3.48m (11'11" x 11'5") plus wall recesses (one wall recess with fitted wardrobe and storage cupboard over). Wooden fire surround, radiator, double glazed window to rear aspect, further range of built-in wardrobes with clothes rail and storage cupboards over.

BEDROOM 3: 3.25m x 3m (10'8" x 9'10") uPVC double glazed window to rear aspect, pedestal wash hand basin with tiled splashback, fitted pine wardrobe in wall recess with clothes rail and storage cupboard over, wooden fire surround, picture rail, radiator,

BEDROOM 4: 2.44m x 1.83m (8'0" x 6'0") uPVC double glazed window to front aspect, radiator, picture rail.

BATHROOM: 2.67m x 2.24m (8'9" x 7'4") Corner bath with shower mixer tap and shower attachment, shower cubicle with shower unit, folding shower splash screen door and splashback walls, pedestal wash hand basin with large fitted mirror over, floor to ceiling cupboard also housing gas boiler for hot water and central heating, radiator, extensively tiled walls, further fitted mirror with light shaver socket over, corner medicine cabinet, uPVC double glazed window with patterned glass.

SEPARATE CLOAKROOM/WC: 2.24m x 0.91m (7'4" x 3'0") Fitted with space saver wash hand basin with chrome mixer tap and splashback, WC with push button flush, radiator, uPVC double glazed window with patterned glass, access to roof space.

OUTSIDE: To the front of the property is a patio garden enclosure with flower beds, with patio path leading to front door. To the rear of the property is a lovely enclosed garden comprising level lawned garden edged with shrub beds, concrete hardstanding, an area with outside cold water tap and seating area, pathway leading the length of the garden with pedestrian gate to rear service lane and door to:

DOUBLE GARAGE: 5.05m x 4.98m (16'7" x 16'4") With two up and over doors, light and power connected, window overlooking the rear garden, water supply point, door giving direct access to the rear garden.



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