



£229,950
Flat A 32 Victoria Road, Exmouth, Devon, EX8 1DW





Very well presented first floor maisonette within a level walk of the town centre and seafront, with a rear balcony and views across the estuary.

- Large Sitting Room/Dining with a bay window and feature marble fireplace
- Kitchen/Breakfast Room with built-in appliances
- 2 Bedrooms one with balcony with views over the estuary
- Modern Bathroom
- Gas Central heating
- Allocated parking space

LOCATION: Victoria Road is located near Exmouth town centre and beach front. Exmouth Beach itself has over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

DESCRIPTION

This very well-presented two-bedroom first-floor maisonette is ideally situated within a level walk of the town centre and seafront, offering both convenience and a relaxed coastal lifestyle. The property enjoys attractive views across the estuary and benefits from a private rear balcony—perfect for enjoying the outlook. The accommodation features a spacious and light-filled sitting/dining room, enhanced by a charming bay window and an elegant marble fireplace, creating a welcoming focal point. The modern kitchen/diner is well-equipped with built-in appliances and provides ample space for both cooking and entertaining. There are two well-proportioned bedrooms, one of which enjoys direct access to a balcony with delightful estuary views. The property also benefits from allocated parking, adding to its practicality. An excellent opportunity to acquire a comfortable and stylish home in a sought-after location, ideal as a main residence, holiday retreat, or investment.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR:

ENTRANCE-Communal entrance door with stairs leading up to the first floor. Private entrance door to the apartment. Three steps lead up to..

FIRST FLOOR LANDING. Radiator stairs up to second floor. Doors lead off to..

SITTING ROOM/DINING ROOM

19' 1" (5.82m) x 16' 8" (5.08m):

A large room with a double glazed bay window and further double glazed window to the front. Feature marble fireplace with tiled hearth and cast iron wood burner. Fitted storage and shelving either side of the chimney recess. Coved ceiling. Picture rail. Two radiators

KITCHEN/BREAKFAST ROOM

15' 4" (4.67m) x 12' 7" (3.84m):

A good size room with a double glazed door and window to the rear providing access to the fire escape. Kitchen comprises granite effect worktop surfaces in tiled splash back with inset stainless steel sink with drainer and mixer tap. Inset ceramic hob. Cupboards and drawers under with a built-in oven and space for fridge freezer and washing machine. Feature marble fireplace with cast iron grate. Radiator .Wall mounted gas fired Combi boiler. Wall mounted storage cupboards and display shelving with a stainless steel cooker hood. Double built-in shelved storage cupboard.

SECOND FLOOR

SPLIT LANDING

The main landing has space for a tumble drier. Large built-in storage cupboard.

BEDROOM 1

14' 10" (4.52m) x 13' 6" (4.11m):

Double glazed window to the front. Radiator.

BEDROOM 2

12' 7" (3.84m) x 11' 10" (3.61m):

Double glazed door leading out onto a balcony with views over the exe estuary and hills beyond. Large built-in storage cupboard. Radiator,

BATHROOM

11' 7" (3.53m) x 4' 9" (1.45m):

White suite with panelled bath in tiled splash back with mixer shower tap and glass screen. Low level WC. Pedestal wash hand basin in tiled splash back. Two opaque double glazed windows to either side. Radiator.



OUTSIDE

Balcony with estuary views. Allocated parking space.

TENURE 999 yr lease from January 2024, .1/3, Share of freehold

COUNCIL TAX -Band B £2004.54

MAINTENANCE – Shared between the properties as and when required

FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, 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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

