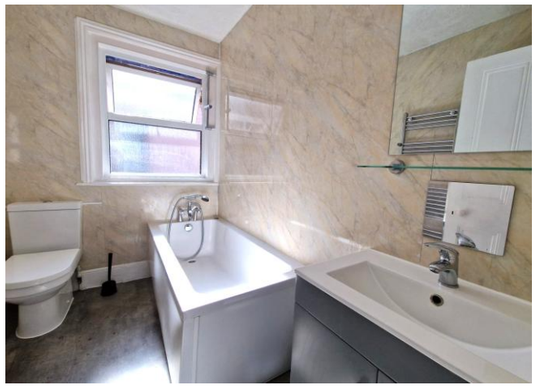












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Flat 2, 38 Victoria Road, Exmouth, EX8 1DW

GUIDE PRICE

£220,000

TENURE Leasehold



A Well Presented First Floor Flat With Garage, Ideally Located Only A Short Distance From The Seafront And Town Centre

Spacious Flat With Large Loft Space For Future Expansion (Subject To Permissions) Convenient For Both Town And Seafront * Shared Freehold (no service charges) * Bay Window Lounge/Dining Room * Modern Kitchen * Three Bedrooms * Modern Bathroom Suite * Gas Central Heating Double Glazing * Some Original Features * Garage With Power And Light * Residents Permit Parking * Estuary Views Over The Rugby Field For Sale With No Ongoing Chain

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Tel: 01395 264111 EMail: help@pennys.net

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THE ACCOMMODATION COMPRISES: Communal front door and hallway leading to the property's private glazed panel front door, with stairs rising to:

SPLIT-LEVEL LANDING: Double glazed window with patterned glass to side aspect across to roof space. This area could be converted for additional accommodation subject to necessary consents.

LOUNGE/DINING ROOM: Double glazed bay window which overlooks the rear aspect with views towards the estuary and coastline beyond. A bright spacious room with fire surround, two radiators, cupboard housing water cylinder and slatted shelving.

KITCHEN: Modern kitchen with patterned work surfaces, cupboards and drawer units, plumbing for automatic washing machine, tiled surrounds, wall mounted cupboards, one housing the gas boiler for hot water and central heating, inset single drainer sink unit with mixer tap, four ring electric hob with built-in oven below, stainless steel chimney style extractor hood over, space for upright fridge/freezer, timer control for hot water and central heating, uPVC double glazed door giving access to:

DECKED COVERED VERANDAH: Stairs leading down to the ground floor.

BEDROOM 1: Double glazed bay window, which overlooks the front aspect. A bright spacious main bedroom with tiled surround, two radiators, picture rail, cornice ceiling.

BEDROOM 2: Picture rail, wooden fire surround, radiator, double glazed window to rear aspect.

BEDROOM 3: Picture rail, built-in cupboard with shelving, radiator, double glazed window to front aspect.

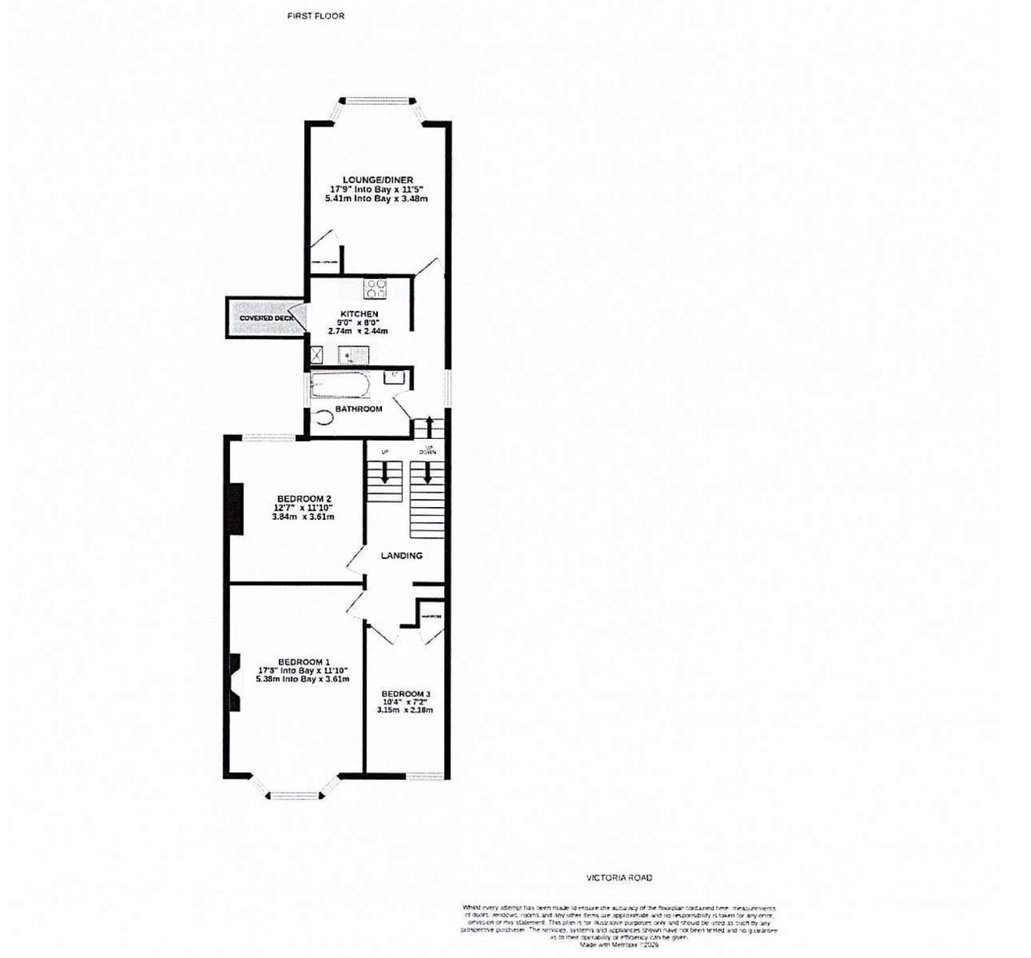
BATHROOM/WC: Fitted with modern suite comprising; bath with shower attachment, vanity style wash hand basin with fitted mirror and shelf over, WC with push button flush, chrome heated towel rail, fully tiled walls, double glazed window with patterned glass.

OUTSIDE: Accessed from the kitchen is a covered veranda with steps leading down to the ground floor. The owner of this property has right of access over the ground floor area, with a rear pedestrian gate and door giving access to the GARAGE.

GARAGE: Vehicle access via Victoria Way, up and over door, power and light connected. There are double glazed double doors opening onto the courtyard area.

TENURE: The property is held on a 154 year lease from 2021 and also benefits from 50/50 share of the freehold. Outside maintenance and building insurance is split 50/50 with the ground floor flat.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.