



Victoria Road, Exmouth, EX8 1DP

£98,500

A compact one bedroom flat in Exmouth with a small garden to the rear. No onward chain.

Winkworth

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Description;

A compact Ground Floor one bedroom flat with a small courtyard garden in need of some modernisation. Within walking distance of the Esplanade and Marina and the town centre with No Onward Chain.

A UPVC door opens out onto the small courtyard garden area which, with some attention would make a lovely outside space. Off the kitchen is the bathroom with bath and shower over, pedestal wash basin and WC.

The Property;

From the front door of the main property, you access a communal hallway and the flat door is directly in front of you.

This leads into the sitting room which has a window looking out onto the side of the property.

From the sitting room, a doorway to the inner hallway leads to the small bedroom, kitchen and bathroom.

The inner hallway currently houses the gas boiler and there is plumbing in this area for a washing machine.

The bedroom is currently set up as a single with an opaque window with side aspect.

The kitchen has a small amount of floor and wall units, a stainless steel sink and drainer, free standing cooker and a radiator.

Services;

Mains Electricity, Gas, Water and Drainage

Mobile;

Coverage dependant on provider

Broadband;

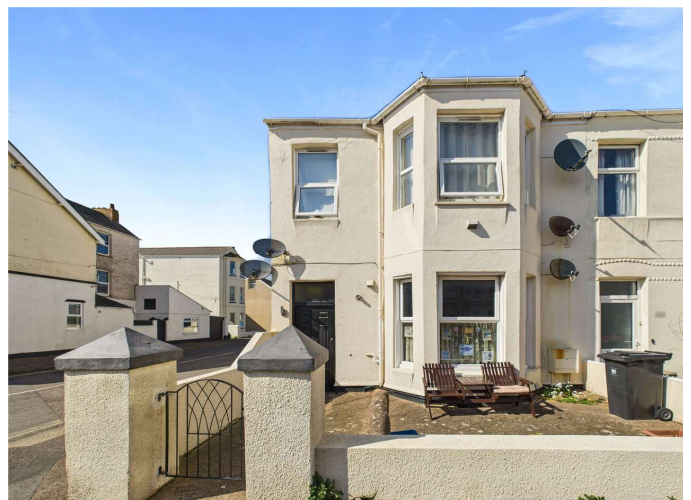
Superfast 130Mbps - 20 Mbps

Ultrafast 10000 Mbps - 10000 Mbps

Permit Parking Available

Leasehold - 99 years from July 2007

Share of Freehold

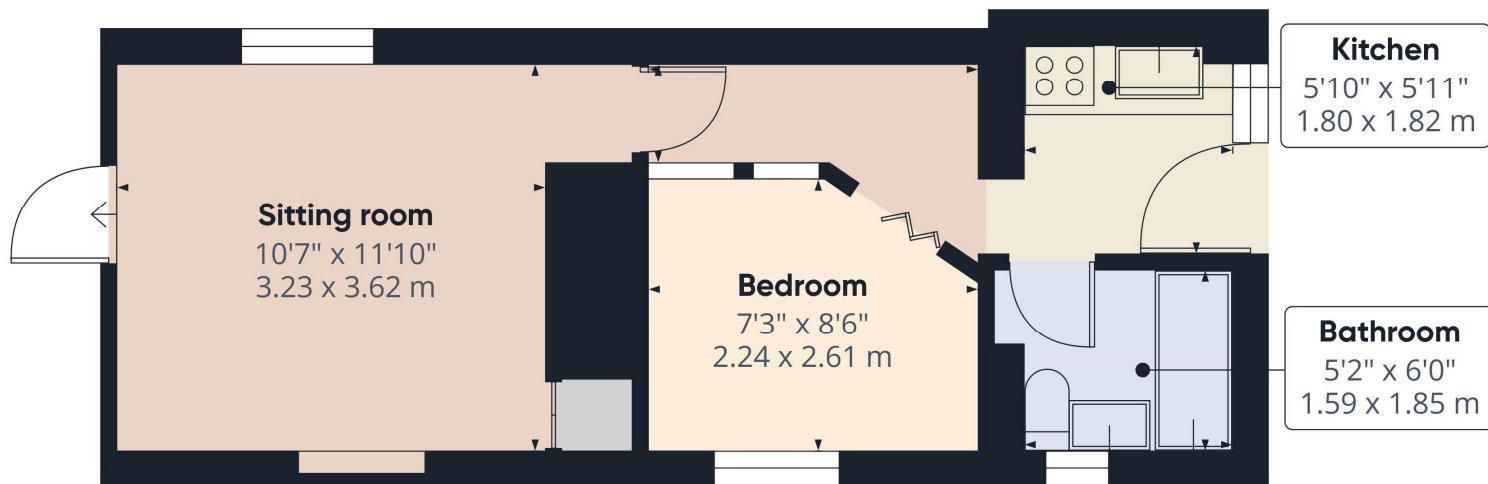


At A Glance;

Ground floor apartment
 Kitchen
 Sitting Room
 Bedroom
 Bathroom
 Private Courtyard Garden
 Short Walk to Esplanade and Town
 No Chain

PROPERTY INFORMATION:

Leasehold
 Council tax Band: A
 Mains electric, gas, water and drainage
 Mobile;
 Coverage dependant on provider
 Broadband;
 Superfast 130Mbps - 20 Mbps
 Ultrafast 10000 Mbps - 10000 Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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