

LOT
125

Flats 1, 2, 3 & 4, 7 Victoria Road, Exmouth, Devon EX8 1DL

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity comprising a converted mid terrace property, arranged as a ground floor two bedroom flat, two × one bedroom first floor flats and a top floor studio flat. All of the flats are currently let and generating an income of £23,400pae with the potential for an uplift on the current rents passing to circa £26,500pae. The property is conveniently located for Exmouth town centre, the seafront and the railway station in this popular residential lettings area.

Situated

The thriving seaside town of Exmouth offers a wide range of shopping, educational and leisure facilities catering for all age groups, including its 3 miles of glorious sandy beaches and marina, with road and rail links to Exeter and in turn the A30/A38/M5 road networks.

Ground Floor

Entrance vestibule, communal hallway and stairs rising to all floors.

Flat 1 Entrance hall, sitting room, kitchen, two bedrooms, rear lean-to leading to the courtyard garden.

First Floor

Flat 2 Entrance hall, lounge/kitchen/diner, bedroom with

recessed shower cubicle, separate cloakroom.

Flat 3 Entrance hall, lounge/kitchen/diner, bedroom and shower room.

Second Floor

Flat 4 Open plan living/bedroom area and shower room

Outside

Walled frontage providing bin



storage facilities for all flats and a rear courtyard solely for the use of the ground floor flat.

Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

Flat 1 – C
Flat 2 – E
Flat 3 – D
Flat 4 – F