



A sizeable end of terrace property requiring renovation and with scope for further development subject to any requisite consents.

**DESCRIPTION**

Being offered to the market for the first time in over 100 years and retaining many character features is this sizeable end of terrace, 7 bedroom, 3 reception room period property with further ancillary accommodation, garage and on drive parking. The property has the benefit of a large corner plot, offering the graphic potential for either conversion of the existing accommodation into apartments and perhaps for further extension to the side of the property, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of East Devon District Council.

**LOCATION**

The thriving and ever popular seaside town of Exmouth offers a vibrant town centre, harbour and glorious sandy beach, with excellent public transport links to Exeter city centre, the A30/A38/M5 road networks, mainline railway stations and Exeter Airport.  
**Ground Floor** Entrance porch, hallway, three reception rooms, kitchen with store room and utility room off.  
**First Floor** Landing, four bedrooms, bathroom and separate wc.

**Second Floor** Landing, three further bedrooms and access to the loft area.  
**Outside** Elevated gardens and grounds of circa 0.16 acres, with lean to sun room, useful outbuildings, garage and additional on drive parking.

**EPC**  
 Energy Efficiency Rating – TBC

**AUCTION VALUER**  
 Wendy Alexander

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

