



W2
ESTATES

Estate Agents
Est. 2011

133a

Attitude *Hair & Beauty*

East of 
ESTATE AGENTS

Exeter Road
Exmouth £425,000

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Exmouth £425,000

A wonderful opportunity to purchase a period town house in a much sought after district of Exmouth town, with gardens, roof terrace and parking for at least 4 cars, currently a mixed residential and commercial space comprising a large 3 double bedroom townhouse with courtyard, balcony and private parking as well as a separate commercial space also with parking. The property offers various opportunities which could include change of use to a full residential property which would create a large 4-bedroom town house, a 3 bedroom house with ancillary or ground floor accommodation with long term or holiday letting potential, or as it currently stands a mixed use of residential and business. The commercial space, parking and front forecourt provide an exciting possibility subject to the necessary permissions to create a café or hospitality establishment, shop or office/business use with the significant onsite living accommodation being already in place.

Large period town house with front forecourt | Large ground floor commercial shop | Currently mixed commercial/residential use | Can be converted to full residential | Excellent opportunities for home with an income | 3 double bedrooms | Roof terrace and two courtyard gardens | Parking for at least 4 vehicles | 2 kitchens | Large first floor sitting room | Bathroom and ground floor WC

LOCATION

133 and 133a Exeter Road are located on this mixed residential and commercial address which leads towards Exmouth town centre. The road is considered a sought after address with excellent access to the town centre, seafront, estuary walks, cycle routes to Topsham, Exeter and Budleigh Salterton and the nearby Exmouth railway station which is at the start of the scenic avocet line that travels to Exeter Central and St Davids.

The town of Exmouth lies on the East Coast of Devon where the River Exe meet the sea. With 2 miles of golden sand, an array of water sports activities, hotels and superb restaurants, the town attracts unrivalled tourism each year.

APPROACH

Approached off the main street with a newly laid forecourt to the front of the property and ample public on road parking.

133 GROUND FLOOR COMMERCIAL SPACE

A fantastic space of stylish and contemporary design with anthracite aluminium and glass door with chrome bar door handle, large anthracite aluminium shop window with built in lighted electric display. Seagrass flooring throughout, whitewashed wood clad wall to one side, space for wall mounted TV, industrial style downlights and inset ceiling spotlights. Two all mounted electric heaters, built in cupboard housing consumer box, master open reach socket and internet cabling. An open plan space with a dividing square arch between the front and rear commercial spaces. It offers potential to continue to be commercial/office/hospitality space or with a quick change of planning use can be changed to residential. A door leads into a back kitchen.

133 KITCHEN

A white panelled door leads from the offices into a back kitchen fitted with marble effect worktops and breakfast bar, inset stainless steel sink and drainer and attractive taupe wall and base cupboards. feature adjacent painted brick wall, wall mounted electric heater, seagrass flooring, large built in storage cupboard, steps lead down to a WC and back door.

REAR HALL/WC

Steps lead down to a small rear hall with door to ground floor WC, consisting of low-level WC and wall mounted hand wash basin. Frosted window to rear. DG white Upvc door to rear courtyard.

133 REAR COURTYARD

A paved courtyard with external lighting, enclosed by brick wall to one side and wooden fence panels to the other side with wooden lockable gate which leads to the parking area.



PARKING FOR 133 AND 133A

To the rear of the building there is a large external area with solar installed lighting, laid predominantly to stone chippings, which provides off road parking provision for four large vehicles or six small cars.

133A EXETER ROAD

A composite front door leads to the residential current accommodation which is also accessed over the paved forecourt to the front of 133 Exeter Road.

HALL

from the front door an inner hall via oak wood and glass door leads into the main hallway. Cupboard housing consumer unit and electric meter. Wall mounted radiator, Carpeted floor, stairs to first floor, under stairs storage area, oak wood and glass door to kitchen/dining room.

DINING ROOM

Carpeted floors, cupboard housing hot water cylinder, gas meter and hive control. Wall mounted Hive thermostat control, wall mounted radiator. open to kitchen.

133A KITCHEN

Modern kitchen comprising of stone effect worktops and breakfast bar peninsular separating kitchen from dining room. Wall and base level wood effect cupboards. Inset belling induction hob and built in oven and grill under. Inset composite sink and drainer. Built in dishwasher. Space for fridge freezer. Wall mounted boiler with built in cupboard under. Vinyl flooring. DG white Upvc door leads to steps down to a courtyard garden.

133A COURTYARD GARDEN

Block paved and enclosed by brick wall to one side and wooden fence to the other side, fitted external lighting and wooden lockable gate to the rear parking area previously mentioned.

STAIRS RISE TO FIRST FLOOR

carpeted stairs rise to first floor half landing. Decorative frosted window to side. steps up to bathroom and bedroom 1.

BATHROOM

Oak panelled door, white suite comprising bath with electric shower over and fitted glass screen. Vanity unit housing inset wash hand basin with cupboard under and WC. Decorative frosted window to rear. Wall mounted chrome heated towel rail. Utility unit with wood effect worktop over housing space and plumbing for washing machine. Wall mounted mirrored cabinet with fitted light. Loft hatch access. Wood effect vinyl floor.

BEDROOM ONE

Oak panelled door, carpeted, DG bay window to rear, wall mounted radiator.

STEPS UP TO LANDING AREA

door to bedroom two and sitting room. Wall mounted radiator. Stairs to second floor,

BEDROOM TWO

oak panelled door, carpeted, wall mounted radiator, cast iron fireplace with original pretty ornate surround. DG French door and vertical window leading to roof terrace.

ROOF TERRACE

An excellent private outdoor roof terrace fitted with artificial grass over decking, with wooden balustrading looking out towards a westerly aspect and across neighbouring gardens beyond. Outside tap.

SITTING ROOM

A large, carpeted room with DG bay window to front and further single DG window to front. Built in electric fireplace with stone hearth, mantle and surround. Downlight and alcove spot lighting. Wall mounted radiator.

STAIRS RISE TO SECOND FLOOR

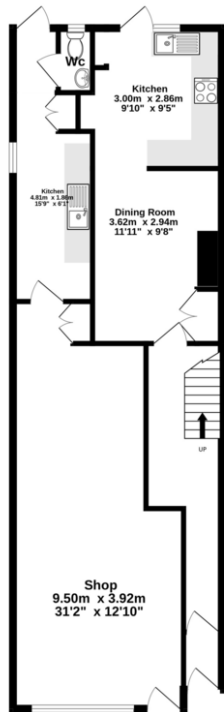
Carpeted stairs to second floor half landing, large velux window, further stairs to main second floor landing, a good sized space that could be used as a study area. Door to attic storage space. Further attic loft hatch access into the pitch. Door to bedroom three.

BEDROOM THREE

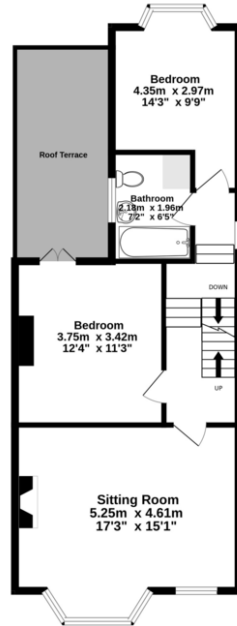
Oak panel door into bedroom. Large DG tilt and turn window to rear.



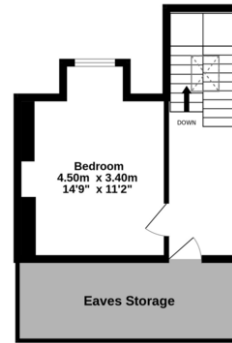
Ground Floor
74.4 sq.m. (801 sq.ft.) approx.



1st Floor
55.9 sq.m. (602 sq.ft.) approx.



2nd Floor
23.0 sq.m. (247 sq.ft.) approx.

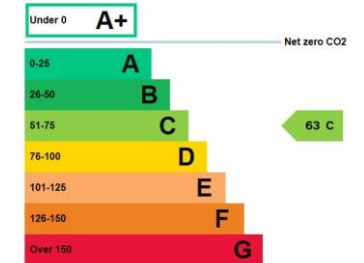


TOTAL FLOOR AREA : 153.3 sq.m. (1650 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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This property's current energy rating is C.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk