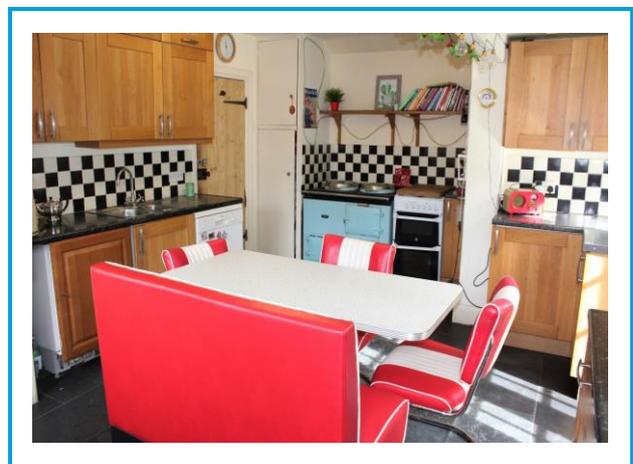
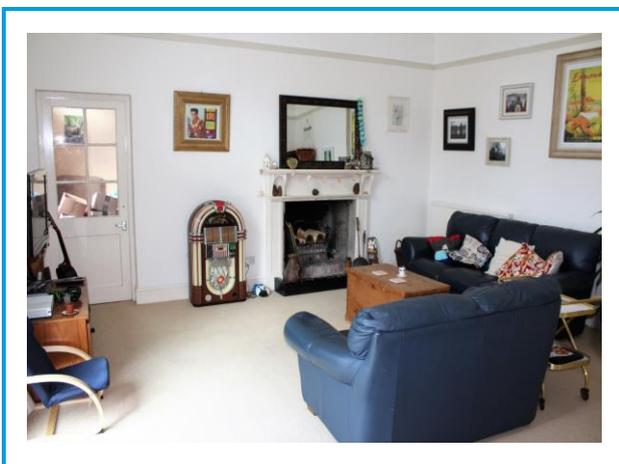




Price £325,000

61b Salterton Road, Exmouth, EX8 2EQ



- 3 Bedroom Semi Detached Former Coach House • Gas C/Heating & uPVC D/Glazing • Large Living Room With Open Fireplace • Further Reception Room & uPVC Double Glazed Conservatory
- Fitted Kitchen/Breakfast Room • Family Bathroom & En-Suite To Shower Room • Off Road Parking For 2 Motor Vehicles, Useful Store Room • Enclosed & Easy To Maintain Garden



Entrance canopy with courtesy lighting that has a front entrance door beneath leading to:

Ground Floor

Kitchen/Breakfast Room 16'9" (5.11m) Max x 13'1" (3.99m) Max

A dual aspect room with a window to front and a window to side. Double opening doors to side leading out to the decked garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces above and tiled splash backs. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap. Integrated fridge. Tiled flooring. Electric cooker point. Aga that currently heats the domestic hot water. Airing cupboard with shelving and a hot water tank. Access to a walk in storage cupboard that has an obscure glazed window to rear, space and plumbing for a washing machine, concealed meter boxes and a high level electric, trip switch fuse box. Glazed door leading to:

Lobby

Staircase rising to the first floor. Door leading to:

Living Room 16'1" (4.9m) x 15'11" (4.85m)

A large room with attractive high ceilings. Single glazed double opening doors, with windows to either side, leading to a conservatory. High level window to front. Focal point of an attractive wooden fireplace that has an open fire and a brick back and hearth. 2 x Radiators. Picture rail. Glazed door leading to:

Dining Room/Family Room 16'2" (4.93m) x 11'1" (3.38m)

Window to front. High ceilings. 2 x Radiators. Coved ceiling. This room has been utilised as an additional bedroom by the current owner.

Conservatory 13'6" (4.11m) x 6'1" (1.85m)

A lovely addition to the property that has windows to both sides and to the front on dwarf brick walls. Double opening French doors to front. Tiled flooring. Radiator.

First Floor

Landing

Window to side and a window to rear that enjoys views over the neighbouring allotments. Radiator. Doors leading to the bathroom and all bedrooms including:

Bedroom 1 12'11" (3.94m) x 9'10" (3m)

Window to front. Radiator. Door leading to:

En-Suite Shower Room

Modern fitted white suite comprising of a walk in single shower cubicle with an electric shower, folding splash screen door and tiled splash backs to splash prone areas. Low level WC. Wall mounted wash hand basin. Tiled flooring. Inset ceiling lights. Extractor fan. Heated towel rail.

Bedroom 2 16'0" (4.88m) x 8'1" (2.46m)

Window to front. Radiator. Access to an insulated and part boarded loft space accessed via a ladder.



Bedroom 3 12'8" (3.86m) x 7'4" (2.24m)

Window to front. Radiator.

Bathroom

Obscure glazed window to side. Fitted white suite comprising of a panelled bath with a shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Electric heated towel rail. Access to a insulated loft space.

Externally

The property is approached via a shared driveway which allows access to 61B. Immediately to the front of the property is a fore court that allows for parking for 2 motor vehicles. Via the fore court there is a part glazed door that leads to:

Storeroom 16'3" (4.95m) x 6'0" (1.83m)

A useful area that has a wall mounted gas fired boiler that supplies the central heating. Power and light. Work bench.

Also from the fore court a timber garden gate leads to:

Garden

Accessed from the side of the property (kitchen) is an enclosed and easy to maintain decked garden that provides the ideal area for outdoor dining and sitting during finer weather. Access to an outside WC that has a low level WC and wash hand basin. Courtesy lighting. Timber gate leading out to the service road behind the property.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band D

Mortgage Assistance

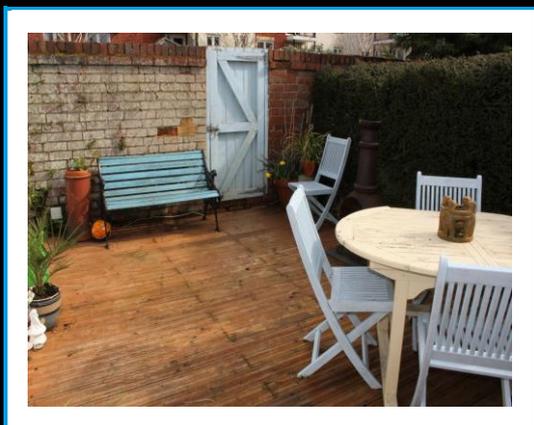
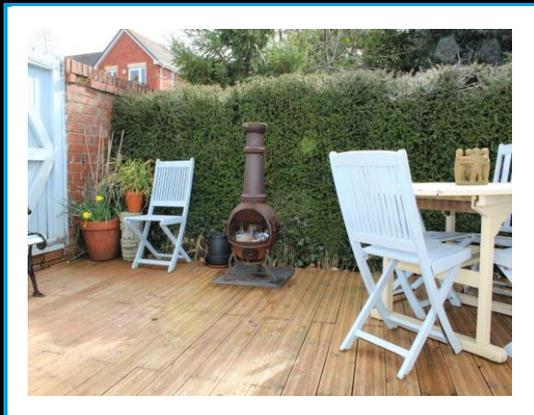
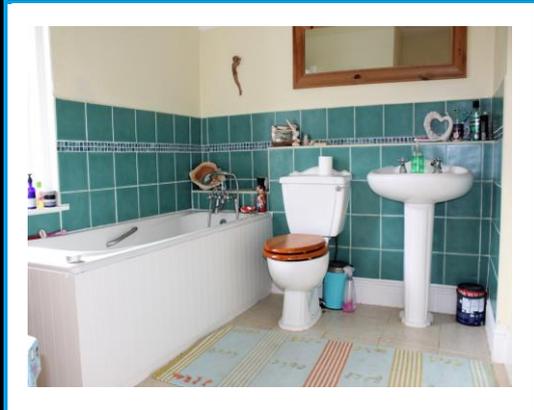
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

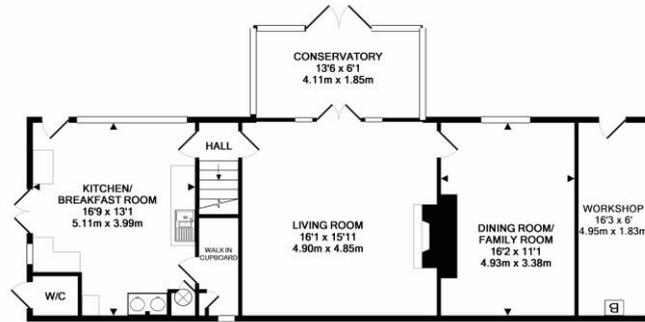
Your home may be repossessed if you do not keep up repayments on your mortgage

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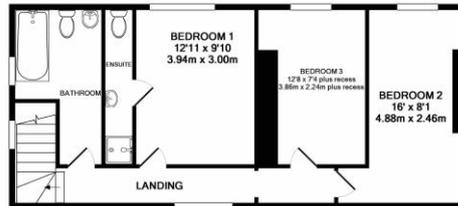
Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification





GROUND FLOOR



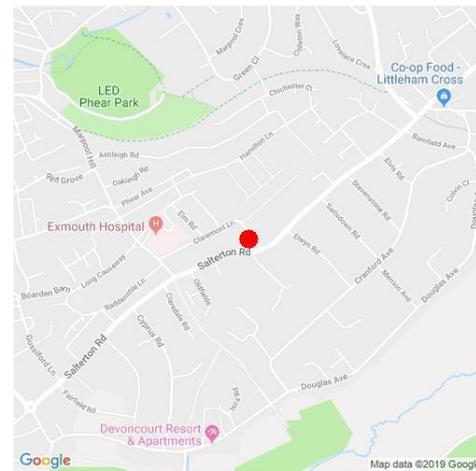
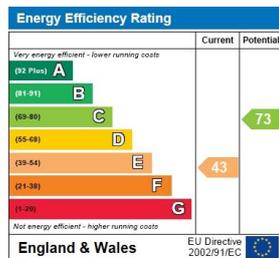
1ST FLOOR

SALTERTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 6/2019

Directions

From our prominent Town Centre office, proceed up Rolle Street, turning left at the roundabout on to Salterton Road. Proceed through the traffic lights where the property will be found on the left hand side, opposite the Cranford View, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.