



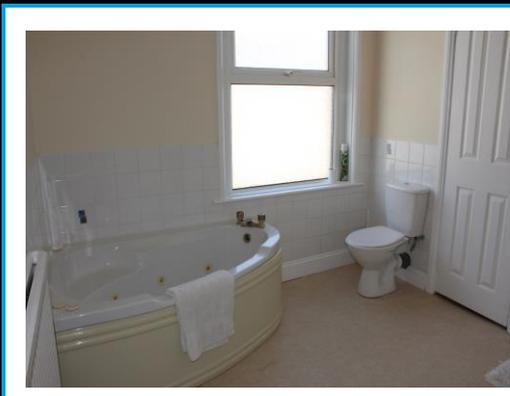
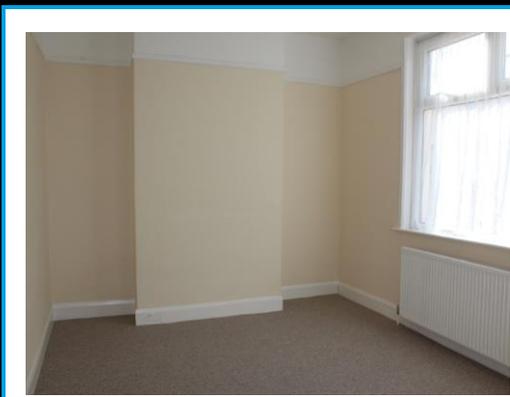
Price £299,950

60 Salisbury Road, Exmouth, EX8 1SN



- Spacious 4 Bedroom, Double Fronted, Town Centre Property • Gas Centrally Heated & uPVC Double Glazed • Large Living/Dining Room & Separate Sitting Room • Good Size Kitchen/Breakfast Room, Utility Room/Sun Room/Rear Porch & Shower Room • 4 Bedrooms On The First Floor • Large Family Bathroom With Separate Shower • 2 x Useful Loft Rooms. Enclosed Garden To The Rear • No Onward Chain.

VIEWING STRONGLY ADVISED



Step up to uPVC double glazed front entrance door leading to:

Ground Floor

Entrance Vestibule

Window to front. High level electric fuse and meter box. Wall mounted coat hooks. Laminate floor. Coved ceiling. Door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Smoke alarm. Open to kitchen/breakfast room and doors to sitting room and:

Living/Dining Room 27'7" (8.41m) Into Bay x 11'5" (3.48m) Max Living Area

Walk in bay window to front. Focal point of a coal effect, gas fire, that has been disconnected and that has a wooden surround and marble hearth. Telephone point. Dado rail. Coved ceiling. Radiator.

Dining Area

Window to rear. Focal point of an ornate fire place with wooden surround and marble hearth. Radiator. Coved ceiling. Dado rail.

Sitting Room 12'8" (3.86m) x 10'6" (3.2m)

Window to front. Radiator. Picture rail. TV point.

Kitchen/Breakfast Room 14'3" (4.34m) Max x 13'2" (4.01m) Max

Window to rear and uPVC door to utility room/rear porch adjacent. Range of fitted wall and floor mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel 1½ bowl sink with a single drainer unit and a mixer tap. Space and plumbing for a dishwasher. Space and plumbing under the work surface for a fridge and freezer. Gas cooker point. Filter hood above. Useful under stair storage cupboard that also houses the gas meter. Further storage cupboard that has a window to rear. Ample space for breakfast table and chairs. Radiator. Vinyl flooring. Coved ceiling.

Utility/Rear Porch 11'6" (3.51m) x 5'5" (1.65m)

uPVC double glazed windows on dwarf brick walls, uPVC external door to rear garden. Space and plumbing for washing machine. Tiled flooring. Door to:

Shower Room

Obscure glazed window to rear. Fully tiled walls. Fitted white suite comprising single shower cubicle, splash screen door, splash back to ceiling height and a thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Tiled floor. Extractor fan.

First Floor

Landing

Window to rear. Space saver staircase rising to second floor loft rooms. Smoke alarm. Coved ceiling. Radiator. Doors to all rooms.

Bedroom 1 13'1" (3.99m) x 11'5" (3.48m)

Window to rear. Radiator. Picture rail. Coved ceiling.

Bedroom 2 14'10" (4.52m) Max x 9'2" (2.79m) Max

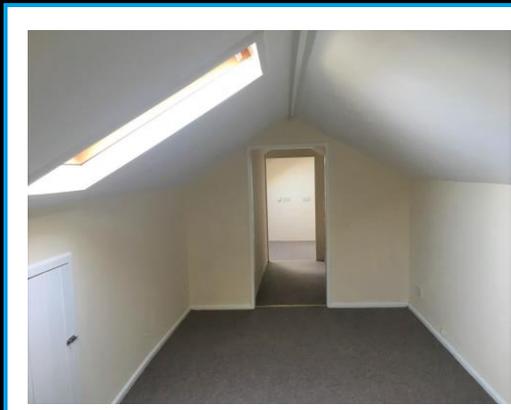
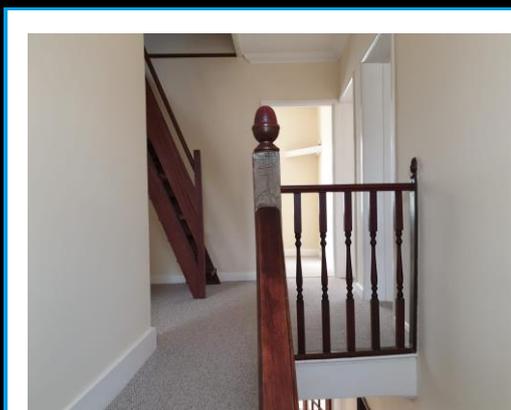
Window to front. Radiator.

Bedroom 3 11'5" (3.48m) Max x 10'5" (3.18m) Max

Window to front. Radiator. Picture rail. Useful built in wardrobe with hanging rail and shelving.

Bedroom 4 9'1" (2.77m) x 7'4" (2.24m)

Window to front. Radiator.



Bathroom 8'11" (2.72m) x 8'10" (2.69m)

Obscure glazed window to rear. White suite comprising corner Jacuzzi style panelled bath with a mixer tap. Double shower cubicle with ceramic tiled splash backs to ceiling height, splash screen doors and thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Radiator. Inset ceiling lights. Useful walk in airing cupboard that houses a wall mounted gas fired, combi boiler, supplying gas central heating and domestic hot water.

Second Floor

Landing

Smoke alarm. Open to both rooms.

Loft Room 1 15'5" (4.7m) x 7'8" (2.34m)

Velux window to rear. Access to eaves storage. Sloped ceiling.

Loft Room 2 7'7" (2.31m) x 5'9" (1.75m) Plus Recess

Velux window to rear. Telephone point. Storage recess.

Externally

Front Garden

There is a small front garden laid to patio with slate shingle borders. Dwarf brick wall boundaries.

Rear Garden

There is a level, enclosed and easy to maintain rear courtyard garden that is laid to block paving and patio, ideal for outdoor dining and sitting during fine weather. Large and useful timber built storage shed. Outside water tap. Brick wall boundaries. Timber garden gate leading to a rear access lane.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band C.

Mortgage Assistance

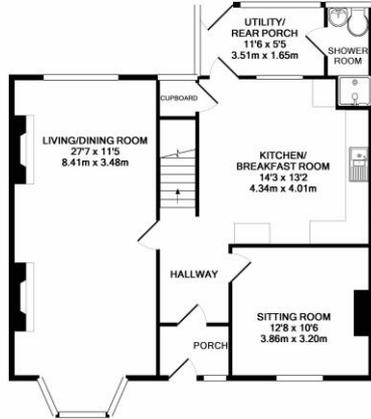
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

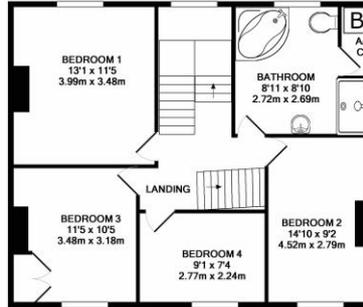
Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

Agents Notes

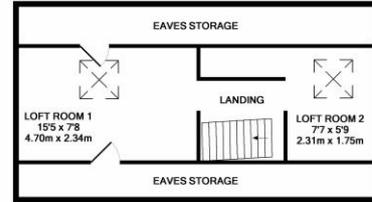
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR

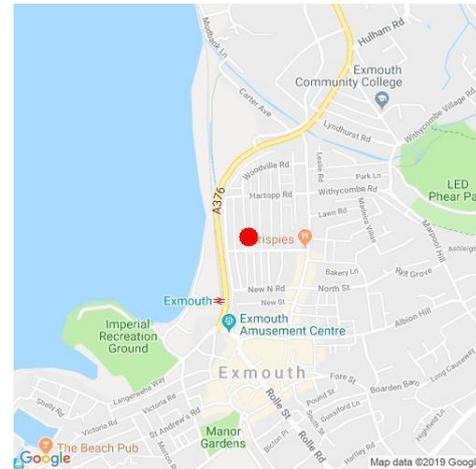
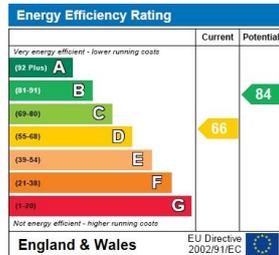


2ND FLOOR

SALISBURY 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.
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Directions

From our prominent Town Centre office, proceed onto Rolle Street towards The Strand gardens and at the mini roundabout, turn right onto The Parade. Take a left hand turning into Chruch Road and right into Salisbury Road where the property will be found on the right hand side, 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.