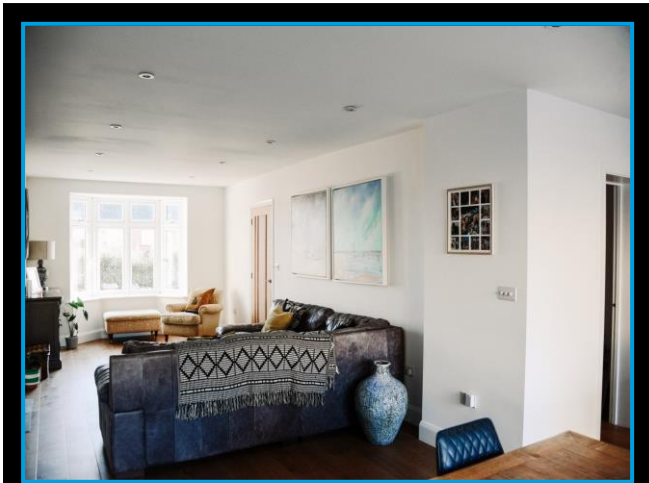


Offers in Excess of £900,000
131 Salterton Road, Exmouth, EX8 2NP



- Extended & Renovated Detached Property With Attached Annexe • Main Property 4 Double Bedrooms & 2 Double Bedrooms In Annexe • Finished To A Very High Standard Throughout • Large & Stylish Open Aspect Kitchen / Living / Dining Room • Utility Room, 2nd Reception Room & Cloakroom • 4 High Quality Bath/Shower Rooms • Ample Off Road Parking, Landscaped Gardens To Rear • Annexe Suitable For Holiday Let or Ancillary Accommodation



Steps lead up to a composite front entrance door, with an inset obscure glazed window and courtesy lighting to both sides, leading to:

Ground Floor

Entrance Vestibule

Fantastic entrance to the property that is open to the hallway and that has a vaulted ceiling with a Velux window, allowing for natural light to flood into the property. Attractive mosaic tiled flooring. Excellent range of built in shoe and coat storage to one wall. High level electric meter and fuse box. Open to:

Entrance Hall

Staircase rising to the first floor. Good size entrance hall doors leading to living room, kitchen snug and downstairs WC. Engineered oak flooring with under floor heating. Ceiling lights. Smoke alarm. The vendor is planning on building in storage beneath the staircase that will house the manifold controls for the under floor heating. Doors leading to the living room, kitchen, snug/2nd lounge and:

Cloakroom

Recently installed suite comprising of a hidden cistern, wall mounted WC. Wall mounted wash hand basin with a mixer tap above and storage beneath. Under floor heating. Attractive tiled splash backs to dado height. Inset ceiling lights.

Kitchen/Living/Dining Room 36'7" (11.15m) x 27'4" (8.33m)

A stunning open aspect, L shaped room that acts as the "heart of the home". The room comprises of:

Living Area

A lovely room that has a walk in bay window to front. Engineered oak flooring with under floor heating. Inset ceiling lights. The vendors will be installing a wood burning stove that will be finished with a slate hearth, attractive tiling and a wooden floating mantle above. Open to:

Dining Area

A good size space that has triple bi- folding doors that lead out to the well planned, landscaped rear garden. Engineered oak flooring with under floor heating. Inset ceiling lights. Open to:

Kitchen

Two windows to the rear. A stylish and well-planned, high-quality kitchen that has been recently installed. The kitchen comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units, incorporating pull out larder style cupboards, corner units, large pan drawers and a concealed refuse bins with a quality Silestone work surface and matching upstand above. Good size, matching breakfast bar. Inset "Blanco" one and a half bowl, stainless steel single sink with an integrated drainer unit to the side and a mixer tap above with instant boiling water. Built in Neff induction hob with touch control and an integrated downdraft fan. Built in double electric fan assisted oven with a single conventional oven above, both with steam and self-cleaning functions. Integrated dishwasher. Wine cooling fridge. Recessed space for an "American" style fridge freezer. Inset ceiling lights. Engineered Oak flooring with under floor heating. Door leading to:

Utility Room 8'3" (2.51m) x 6'11" (2.11m)

A fantastic space that has an excellent range of recently installed floor standing and wall mounted storage cupboards with an attractive concrete effect work surfaces and complementary tiled splash backs above. Under unit lighting. Inset ceiling lights. Space and plumbing for a washing machine and a space for a tumble dryer above. Engineered Oak flooring with under floor heating. Lockable door leading to the Annexe.

Snug/2nd Reception Room 14'1" (4.29m) x 11'10" (3.61m)

A fantastic additional Reception area that could be used as a snug/ playroom or study. Large bay window to front. Inset ceiling lights. Under floor heating.

First Floor

Landing

Good size landing area that has a feature circular, stained and obscure glazed leaded window to the front. Access to an insulated loft space via a trapdoor and ladder. Airing cupboard that houses a wall mounted system boiler and a large, pressurised water tank. Traditional style radiator. Smoke alarm. Doors leading to the family bathroom and all bedrooms, including:

Bedroom 1 15'0" (4.57m) Plus Recess x 10'11" (3.33m)

Window to front with open aspect views. Exposed floorboards. Traditional style radiator. Door leading to:

En-Suite Shower Room

A stunning en-suite that has a large, low-profile, walk-in shower that has an overhead rainfall shower, separate shower attachment and a wall mounted shower control valve. Low level WC. Fantastic single bowl sink with a marble display, storage below and a wall mounted mixer tap above. Large mirror with sensor controlled LED lighting, attractive fully tiled flooring and walls to ceiling height. Under floor heating. Extractor fan. Ceiling lights.

Bedroom 2 11'10" (3.61m) x 11'0" (3.35m)

Window to front with open aspect views. Traditional style radiator. Door leading to:





En-Suite Shower Room

Another fantastically finished room that has a recently installed suite comprising of a low profile walk in shower with a rainfall shower head, separate shower attachment, glass splash screen and wall mounted shower valve. Low level WC. Wash hand basin with storage drawers below and mixer tap above. Heated towel rail. Inset ceiling lights. Extractor fan. Extensively tiled walls and fully tiled flooring.

Bedroom 3 15'8" (4.78m) x 11'8" (3.56m)

Window to rear. Traditional style radiator.

Bedroom 4 11'5" (3.48m) x 10'1" (3.07m) Plus Recess

Window to rear. Traditional style radiator.

Family Bathroom

Obscure glazed window to rear. A large, double ended, free standing bath that has a wall mounted mixer tap and shower attachment above. Hidden cistern WC. 2 wash hand basins on large hardwood vanity unit with storage cupboards and drawers below, both with wall mounted mixer taps above. Extractor fan. Heated towel rail. Extensively tiled walls and fully tiled flooring with under floor heating. Inset ceiling lights.

Externally

Front Of Property

To the front of the property is an ample driveway that provides off road parking for several motor vehicles. Outside power points. Stone wall Boundary to front and brick wall and timber fenced boundaries to either side. Outside water tap. Outside lighting. Useful timber workshop/bike store.

Rear Of Property

The rear garden has been transformed by the current vendors and has a patio area laid immediately adjacent to the property, being ideal for outdoor dining and sitting during fine weather. Steps then lead up to the remainder of the garden which is laid to artificial grass with raised shrub borders that provides year round, interest and colour. Outside lighting. Timber panelled fence boundaries. Front pedestrian access to side of property. Outside power points. Outside water tap.

Annexe

The property benefits from an attached 2 bedroom annexe that could be used as additional accommodation to the main property, a holiday let or used for co-inhabiting elderly relatives looking for accessible accommodation. The property has its own independent access from the front and the rear and also has a lockable door to the main property.

An accessible ramp leading to a composite front entrance door with an inset obscure glazed window, with courtesy lighting to the side, leading to:

Entrance Hall

Inset ceiling lights. Large walk in storage cupboard that houses a wall mounted boiler, manifold controls for the under floor heating and space and plumbing for a washing machine. Door leading to a shower room and open to:

Open Plan Kitchen/Living/Dining Room

19'1" (5.82m) x 13'2" (4.01m)

Double opening French doors to side leading out to the gardens and a high level window to the other side. Good range of floor standing and wall mounted cupboard and drawer storage units with a marble effect work surface above and complementary tiled splash backs. Inset single bowl sink with mixer tap above. Built in four ring electric hob that has an electric oven below and a filter hood above. Space for a free standing fridge/freezer. Space for a table and chairs. Under floor heating. Inset ceiling lights. A rear hallway provides access to bedroom 2 and:

Bedroom 1

13'2" (4.01m) x 9'9" (2.97m)

A dual aspect room that has a window to side and double opening French doors to the rear, that lead out to an area of garden which is for the annexe property only. Under floor heating.

Bedroom 2

9'9" (2.97m) x 9'5" (2.87m)

Window to side. Under floor heating.

Externally

To the rear of the Annexe is an enclosed garden that laid to patio, being ideal for outdoor dining and sitting during fine weather with raised shrub borders. Timber panel fenced and brick wall boundaries. Outside power points. Front pedestrian access to either side via timber garden gates.

Tenure

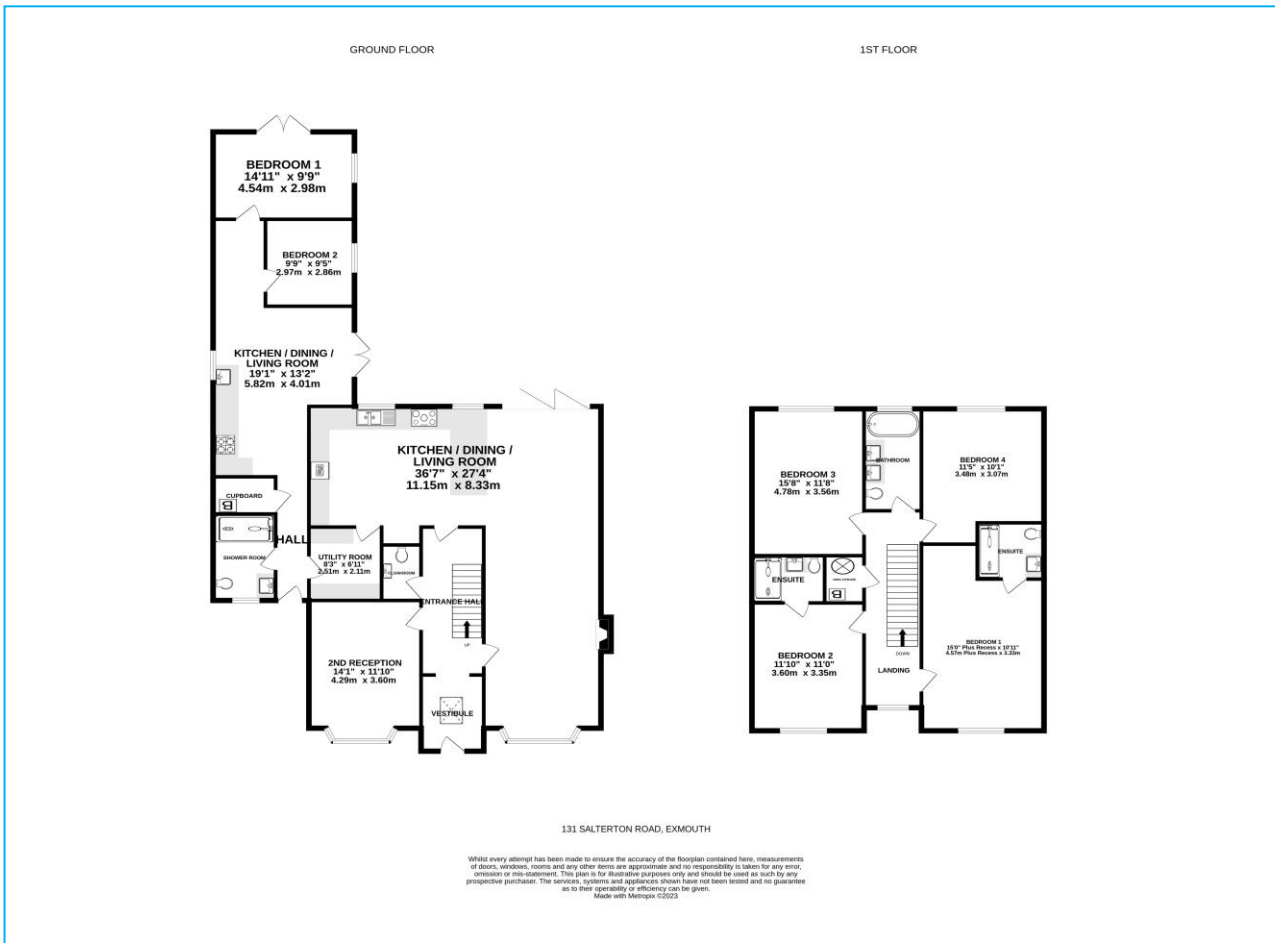
The property is FREEHOLD

Services

All mains services are connected. Council tax band E. The property is on a water meter. A new 35mm water supply has been brought to the property to cope with multiple occupancy usage.

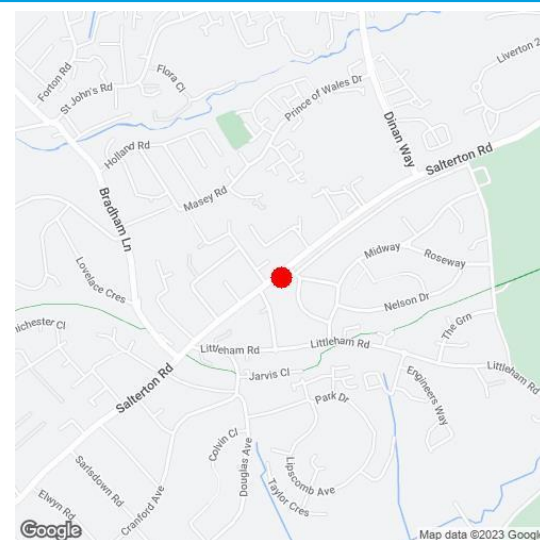
Agents Notes

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



Directions

From our prominent Town Centre office, proceed along Rolle Street, onto Rolle Road, turning left at the roundabout onto Salterton Road. proceed through 2 sets of traffic lights, where the property will be found on the left 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.