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LINKS
ESTATE AGENTS

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Guide Price £229,950

56b Salisbury Road, Exmouth, EX8 1SN



- 2 Bedroom Mid Terrace House • Gas Central Heating & uPVC Double Glazing
- Bay Fronted Living Room • Modern Fitted Kitchen & Bathroom • 2 Bedrooms
- Modern Bathroom • Enclosed Garden To The Rear • Close To Town Centre & Train Station



Step up to uPVC double glazed front entrance door with outside lighting leading to:

Entrance Porch

Radiator. Wall mounted electric trip switch fuse box. Door leading to:

Living Room 13'9" (4.19m) x 11'10" (3.61m)

uPVC double glazed bay window to front. Radiator. TV point. Double width doorway through to:

Kitchen/Breakfast Room 13'0" (3.96m) x 8'9" (2.67m)

uPVC double glazed external doors leading to rear courtyard. Range of modern matching floor and wall mounted cupboard and drawer units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and single drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated fridge and freezer. Space and plumbing for a dishwasher. Radiator. Vinyl flooring. Wall mounted gas fired combi boiler supplying the central heating and domestic hot water. Staircase rising to first floor and a door leading to:

Utility Cupboard

Space and plumbing for a washing machine. Vinyl flooring.

First Floor

Landing

Access to an insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 11'10" (3.61m) x 10'5" (3.18m)

uPVC double glazed window to front. Radiator. TV point.

Bedroom 2 8'8" (2.64m) x 6'11" (2.11m)

uPVC double glazed window to rear. Built - in wardrobe with hanging rail and shelving. Radiator.

Bathroom

Modern white suite comprising panelled bath with thermostatically controlled shower unit over, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan



Externally

Front Of Property

There is a small area of garden to the front of the property that is laid to shingle with a dwarf brick wall. A pathway leads to the front entrance door.

Rear Garden

To the rear of the property is a level and easy to maintain rear garden that has a level paved patio laid adjacent to the rear of the property, ideal for outdoor dining and sitting during finer weather. The remainder of the garden is laid to shingle with a raised shrub bed. Timber fenced and rendered wall boundaries. Rear pedestrian access via a timber garden gate that is accessed via a service lane.

Tenure

The property is FREEHOLD.

Services

All mains services are connected. Council Tax Band B. The property is on a water meter.

Mortgage Assistance

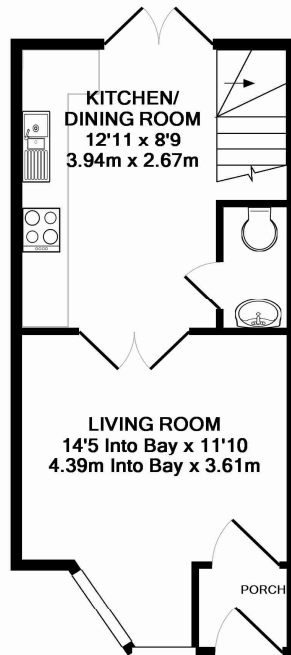
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

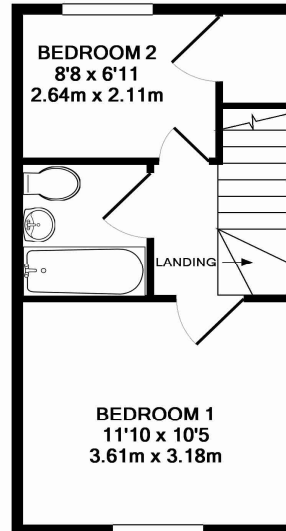
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Agents Note

Please note these are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR

56B SALISBURY ROAD

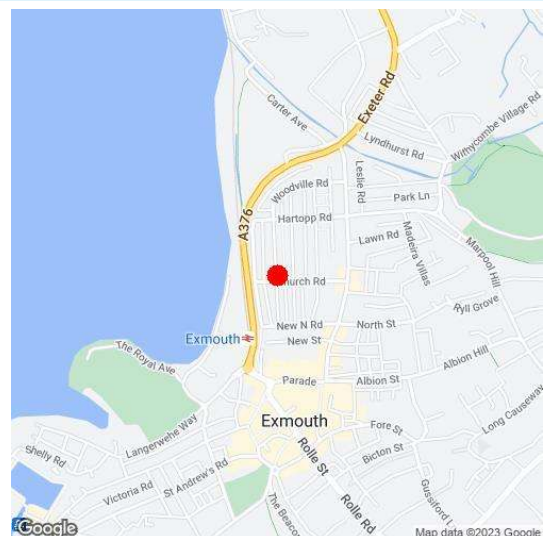
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 and at the mini roundabout, turn right onto The Parade. Proceed along the Parade and into Exeter Road. Take the 4th left hand turning into Church Road and 3rd right into Salisbury Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.