

01395 222350

**LINKS**  
ESTATE AGENTS

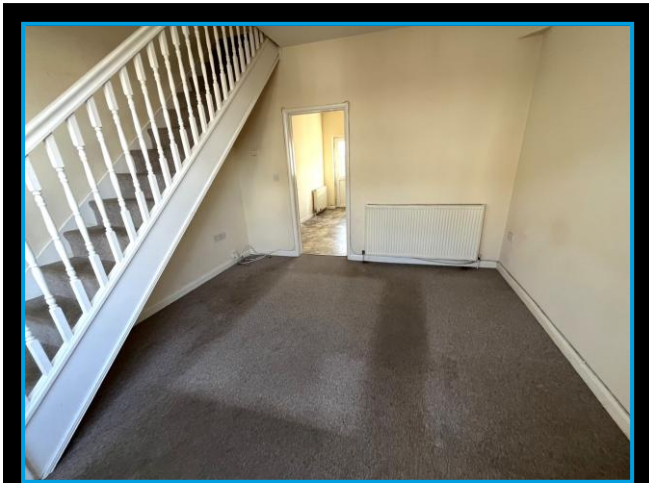
exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £229,950**

**95a Salisbury Road, Exmouth, EX8 1SN**



- Mid Terraced House • Level Walk To Town, Train Station & Seafront • Gas Central Heating & Double Glazing • Ground Floor Cloakroom / WC • Living Room, Kitchen / Dining Room • 2 First Floor Bedrooms & Bathroom / WC • Enclosed & Easy To Maintain Courtyard To Rear • NO ONWARD CHAIN



## Accommodation

### Ground Floor

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

#### Living Room 14'5" (4.39m) Into Bay x 11'9" (3.58m)

Walk - in uPVC double glaze bay window to front. Staircase rising to 1st floor. Radiator. Electric trip switch fuse box. Smoke alarm. Wall mounted central heating thermostat. Door leading to:

#### Kitchen / Dining Room 13'0" (3.96m) x 11'9" (3.58m)

UPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic splashback. Stainless steel one and a half bowl sink with single drainer unit and mixtap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

### Cloakroom

Modern fitted white suite of low level WC and pedestal wash hand basin. Ceramic tiled splashback's. Extractor fan.

### First Floor

#### Landing

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

#### Bedroom 1 11'9" (3.58m) x 10'6" (3.2m)

uPVC double glazed window to front. Radiator.

#### Bedroom 2 11'9" (3.58m) x 8'6" (2.59m) Max

uPVC double glazed window to rear. Radiator.

### Bathroom

White suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled splashback's. Radiator. Extractor fan.

### Externally

There is a small area of Front Garden that is laid to Stone chipping with path and step leading up to the front entrance door. Low brick wall boundaries.

### Courtyard

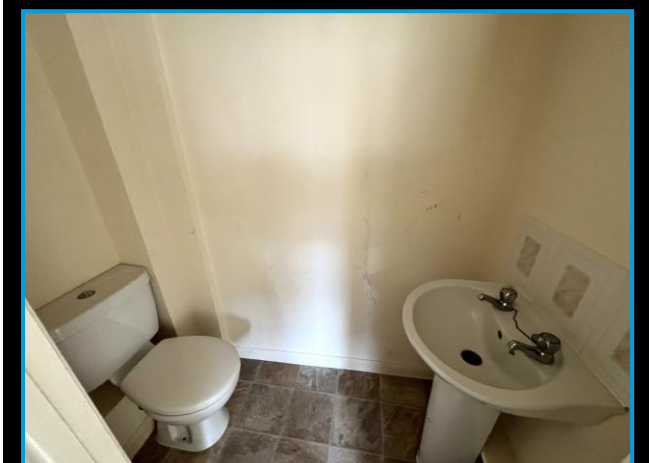
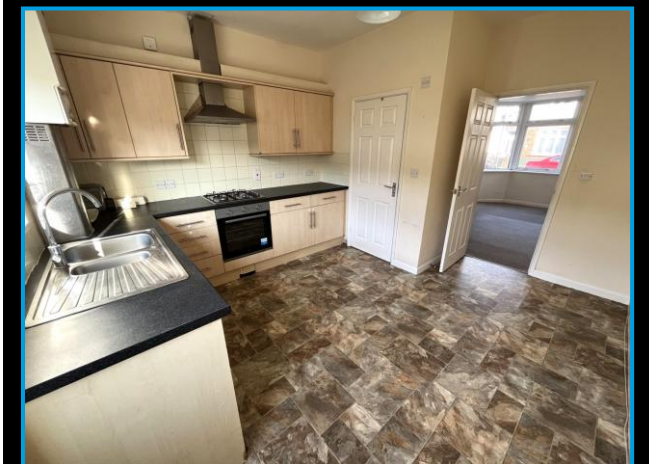
There is an easy to maintain rear Courtyard that's laid mainly to patio with timber panelled fence and brick wall boundaries. Outside lighting. Rear pedestrian access via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band B



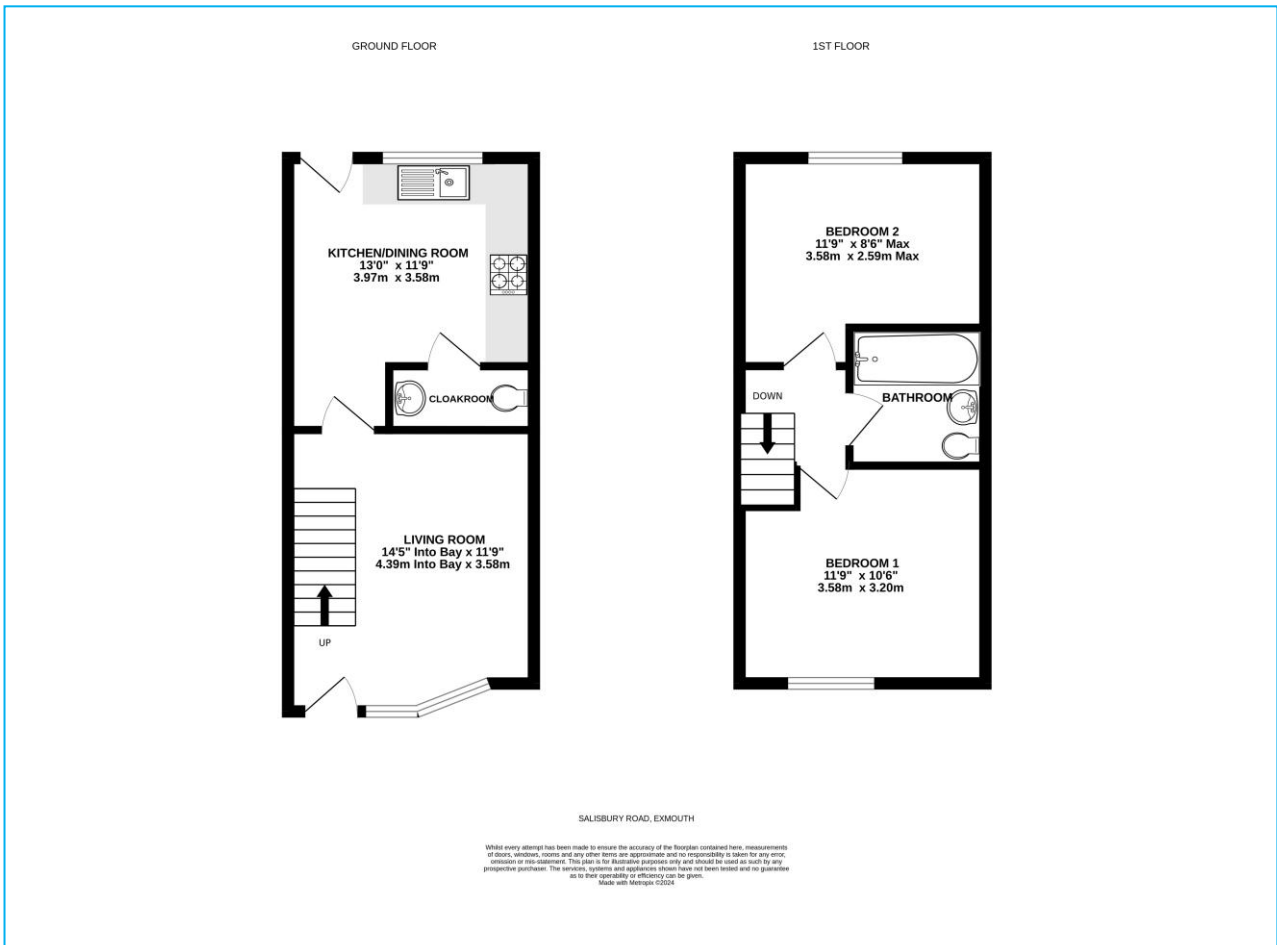


### **Mortgage Assistance**

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

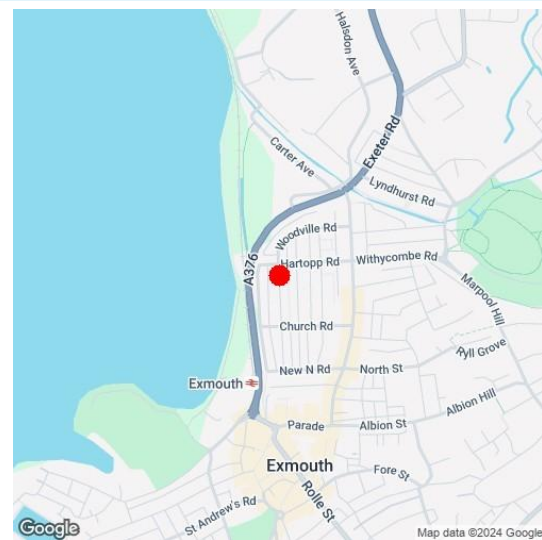
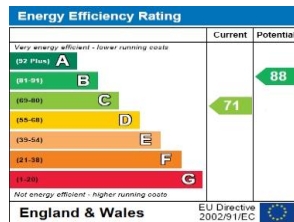
Your home may be repossessed if you do not keep up repayments on your mortgage

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**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 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](http://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.