



80 Salterton Road, Exmouth, EX8 2NF

GUIDE PRICE

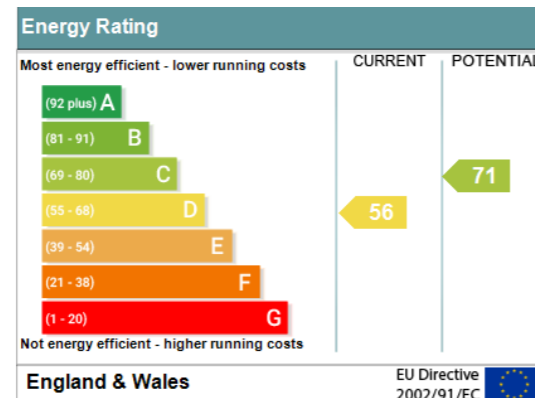
£615,000

TENURE Freehold



A Bright And Spacious 1930's Built Detached House Enjoying Attractive Corner Gardens, Double Width Drive And Garage

Reception Hall * Sitting Room * Separate Dining Room * Spacious Kitchen/Breakfast Room * Utility Room * Sun Lounge * Ground Floor Cloakroom/Wc * Three Double Bedrooms * Modern Bathroom With Bath And Shower Cubicle * Separate Cloakroom/Wc * Gas Central Heating * Double Glazed Windows * Viewing Recommended



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THE ACCOMMODATION COMPRISES: uPVC wood effect front door with patterned window inset giving access to:

RECEPTION HALL: With radiator, picture rail and stairs rising to first floor landing with useful understairs cupboard.

SITTING ROOM: 4.32m x 3.66m (14'2" x 12'0") An attractive dual aspect room with double glazed windows to front and side aspects, stone fireplace with matching hearth housing living flame effect coal gas fire, TV point, radiator, picture rail, glazed panelled door to:

SUN LOUNGE: 2.67m x 2.59m (8'9" x 8'6") A useful addition to the accommodation with double glazed windows overlooking the gardens and double glazed door giving access to the garden, radiator, power and light connected, door to:

CLOAKROOM/WC: With wash hand basin, WC with push button flush, radiator, double glazed window with patterned glass.

DINING ROOM: 4.98m x 3.66m (16'4" x 12'0") With measurement into wall recesses and double glazed bay window overlooking the front aspect. Spacious room with exposed block wood flooring, radiators, picture rail, fitted gas fire, further double glazed window overlooking the side garden.

KITCHEN/BREAKFAST ROOM: 5.44m x 3.71m (17'10" x 12'2") A bright spacious dual aspect room with double glazed windows to side aspects and fitted with a bespoke kitchen with tiled work surface with inset double bowl sink unit with mixer tap, inset four ring gas hob, built in double oven with range of cupboards and drawer units, integrated dishwasher beneath worktops, solid wood work surface with additional cupboards and drawer units beneath. Tiled surrounds, wall mounted cupboards incorporating corner glass display unit, glass fronted dresser style unit, access to good size understairs shelved storage space, also housing electric meter and electric consumer unit, window and light connected. Linen cupboard with slatted shelving, chimney recess housing gas boiler for hot water and central heating, further storage cupboard with display surface over, radiator, tiled flooring, recess ceiling spotlighting, glazed panelled door to:

UTILITY ROOM: 3.18m x 1.98m (10'5" x 6'6") Fitted with single drainer sink unit set in work surface with cupboards and plumbing for automatic washing machine beneath, radiator, tiled flooring, double glazed window to rear garden, double glazed door giving access to the rear gardens.

FIRST FLOOR LANDING: Double glazed window, picture rail, radiator, galleried style landing.

BEDROOM 1: 4.67m x 3.68m (15'4" x 12'1") With measurement into double glazed bay window overlooking the front aspect. A spacious main bedroom with built-in wardrobes set into wall recesses, TV point, radiators and further double glazed window to side aspect.

BEDROOM 2: 4.24m x 3.66m (13'11" x 12'0") A bright double bedroom with double glazed windows to front and rear aspects, TV point, radiator and picture rail.

BEDROOM 3: 3.45m x 2.67m (11'4" x 8'9") Another good size bright bedroom with double glazed windows to side and rear aspects, radiator, picture rail.

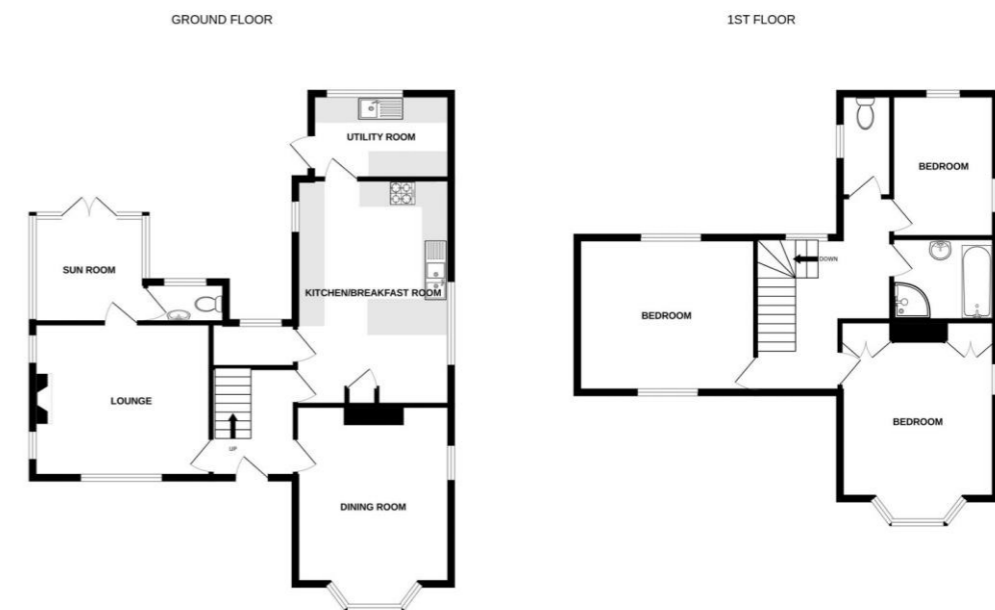
BATHROOM: 2.64m x 1.83m (8'8" x 6'0") Comprising of bath with shower attachment, corner shower cubicle with curved splash screen doors and Mira shower unit, vanity wash hand basin with fitted mirror and light over, chrome heated towel rail, recessed ceiling spotlighting and ceiling extractor fan, access to loft space, fully tiled walls and colour coordinated tiled flooring with underfloor heating, double glazed window with patterned glass.

SEPARATE CLOAKROOM/WC: WC, radiator, part tiled walls and colour coordinated tiled flooring, double glazed window with patterned glass.

OUTSIDE: The property is approached by a block paved pathway with lawned front garden, screened by mature conifer hedging with shrub flower beds and woodchip garden with an array of shrubs in the woodchip garden area. Outside courtesy light by front door, lawned area of side garden again with block paved side pathway giving access through to the side garden enjoying a block paved sun terrace area for outside entertaining, lawned garden, outside tap, timber shed, outside cold water tap, further side garden with pergola with patio sun terrace, vegetable garden, greenhouse and side gate giving access back round to the front of the property. A double width block paved parking area and detached garage.

GARAGE: With double doors, with power and light, double glazed window and pedestrian door giving access to the gardens.

FLOOR PLAN:



While every attempt has been made to ensure the accuracy of the floorplan 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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