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92 Salterton Road



Sideshore Development/Seafront 1.5 miles.  
M&S Foodhall/Train Station 1.5 miles. M5  
J30 8 miles.

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A superb energy rated 'A' 5 bedroom new home benefitting from green credentials, including solar panels, whilst just 1.5 miles from the seafront

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- Superbly presented family home
- Beautifully appointed kitchen
- Large double aspect sitting room
- Central entrance hall with oak staircase
- Second reception room currently used as an office
- 4 double bedrooms and study/bedroom 5
- Level low maintenance garden
- Plenty of off-road parking
- No onward chain
- Freehold

### SITUATION

Exmouth is situated on the south coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with a direct line to Exeter. There is a good selection of primary, secondary and private schools.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

### DESCRIPTION

An impressive architecturally designed 5 bedroom family home with spacious accommodation over three floors and set back from the road. Modern-day, quality family living has been paramount throughout the design process. Boasting high standard fixtures and fittings, whilst keeping energy efficiency in mind, having been rated 'A', including uPVC double glazing throughout including stylish tilt and turn sash windows and solar panels. There is underfloor heating to the ground floor. Set back from the road, there is a gravel parking area to the front and decking to the rear. No onward chain.

### ACCOMMODATION

The central entrance hall has an attractive bespoke oak staircase with glass panels to the first floor and Amtico flooring continuing throughout the ground floor accommodation. There is an attractive double aspect sitting room with interconnecting double doors through to kitchen/dining room, which could easily be

used as one large open plan room. The kitchen is beautifully appointed with a range of units, including a central island, with quartz worktop and integrated appliances. Bi-fold doors open to the garden. There is a separate utility room with a further range of units and space for laundry appliances and cloakroom beyond. Completing the ground floor is an office, which could also be used as a dining room, study or playroom.

To the first floor are three bedrooms. The spacious principal suite includes a bay window and an en-suite shower room. The two further bedrooms are served by the family bathroom. The staircase continues to the second floor with two further double bedrooms, both with skylights, and a shower room.

### OUTSIDE

Accessed along Salterton Road, a gravel drive provides off road parking and a turning area. Adjacent to the road is a timber gate and timber panel fencing providing excellent privacy and screening. To the rear, a south facing area of decking extends the full width of the property, accessed by bi-fold doors from the kitchen and a further door from the utility, along with a path around the side of the house, providing a fantastic space for outside living. The garden is fully enclosed with a combination of red brick wall and timber panel fencing.

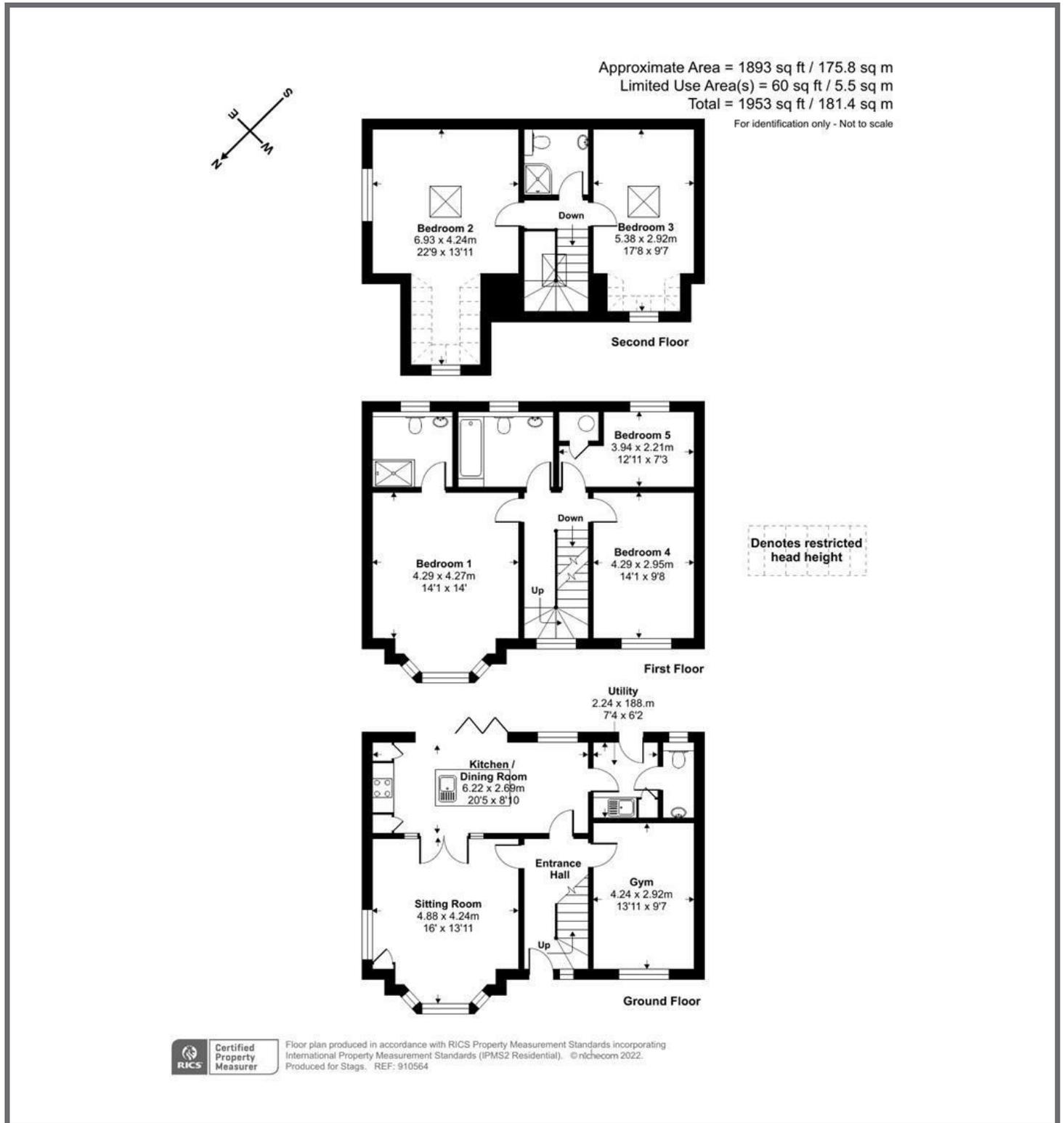
### SERVICES

All mains services connected.

### DIRECTIONS

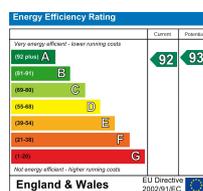
From Exmouth town centre proceed along Rolle Street and at the roundabout turn left into Salterton Road. Continue along this road onto The Broadway where the property is located on the right and identified by a Stags for sale board.





These particulars are a guide only and should not be relied upon for any purpose.

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