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5 Salterton Court, Exmouth, EX8 2TH

GUIDE PRICE

£309,950

TENURE Freehold



A Three Bedroom Semi Detached House With Driveway Parking And Substantial Car Port Located In A Select Modern Development

Reception Hall * Ground Floor Cloakroom/Wc * Lounge * Dining Room
Kitchen * Three Bedrooms * En-Suite Shower Room/Wc * Main Bathroom
Suite * Gas Central Heating * Double Glazing * Enclosed Rear Garden
No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Entrance canopy with courtesy light, front door with patterned window inset to:

RECEPTION HALL: Radiator, stairs rising to first floor landing with useful understairs recess.

COATS CUPBOARD: Radiator.

GROUND FLOOR CLOAKROOM/WC: Fitted with pedestal wash hand basin with tiled splashback, WC with push button flush, radiator, double glazed window with patterned glass.

LOUNGE: 5.23m x 3.12m (17'2" x 10'3") Access via glazed panelled double doors from the reception hall, TV point, telephone point, two radiators, double glazed window to front aspect.

DINING ROOM: 3.02m x 2.57m (9'11" x 8'5") Radiator, sliding double glazed patio doors opening onto the rear garden, opening to:

KITCHEN: 3m x 2.54m (9'10" x 8'4") Fitted with patterned worktops, with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, one and a half bowl sink unit, inset four ring gas hob with filter extractor hood over, built-in oven with cupboards above and below, range of wall mounted cupboards, space for upright fridge/freezer, extractor fan, one of the eye level cupboards houses a modern Vaillant gas boiler for hot water and central heating, double glazed window to rear aspect.

FIRST FLOOR LANDING: With access to roof space, radiator.

BEDROOM 1: 4.06m into wall recess x 3.2m (13'4" x 10'6") With TV point, radiator, double glazed window to front aspect enjoying countryside views, telephone point.

EN-SUITE SHOWER ROOM/WC: 2.31m x 1.6m (7'7" x 5'3") including shower cubicle recess. Fitted with shower tray, splash screen and shower unit, pedestal wash hand basin with tiled splashback, fitted mirror and light socket over, WC with push button flush, radiator, ceiling extractor fan.

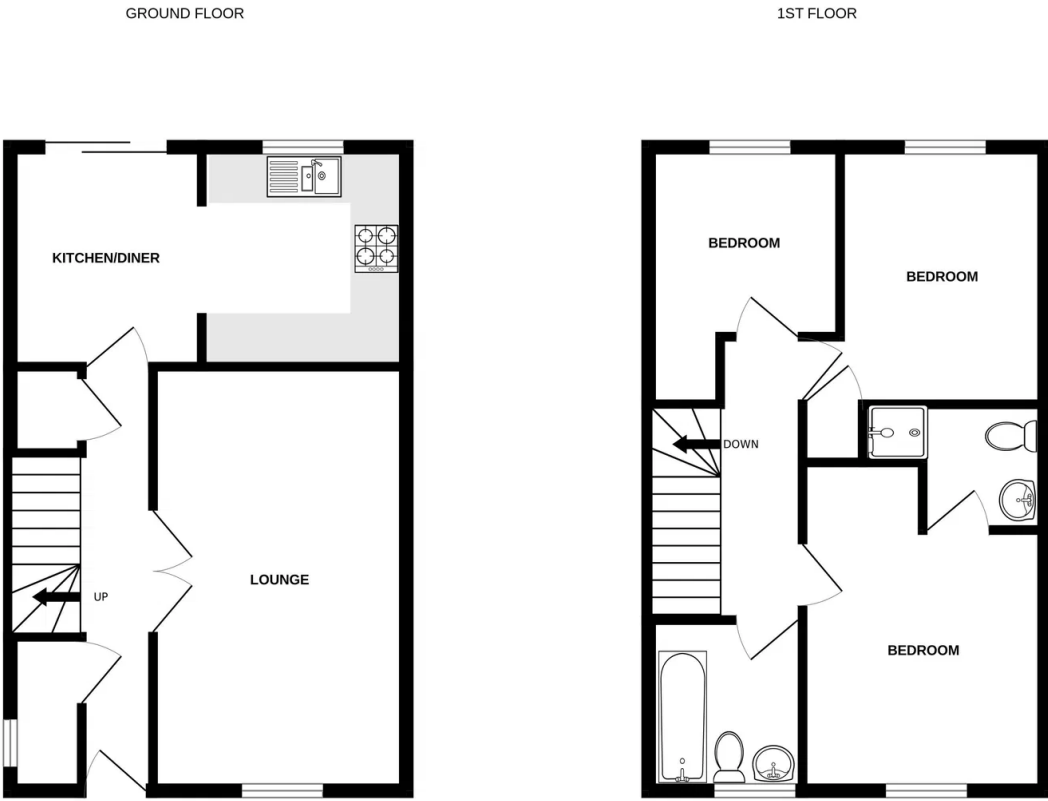
BEDROOM 2: 3.4m x 2.74m (11'2" x 9'0") plus doorway recess. With airing cupboard housing water cylinder with slatted shelving over, telephone point, TV point, radiator, double glazed window to rear aspect.

BEDROOM 3: 3.07m into wall recess x 2.36m (10'1" x 7'9") Radiator, double glazed window to rear aspect.

BATHROOM/WC: 1.91m x 1.91m (6'3" x 6'3") Comprising bath, pedestal wash hand basin, WC with push button flush, tiling to splash prone areas, wall mirror with light shaver socket over, radiator, ceiling extractor fan, double glazed window with patterned glass.

OUTSIDE: Enjoying a tucked away location within this select development, the property enjoys driveway parking leading through to a car port, small front garden with steps rising to the front door and metal railing, outside power socket. A wooden side gate giving access through to the rear garden. The rear garden comprises of a patio sun terrace with outside lighting, outside cold water tap, lawn garden, flower and shrub beds, GREENHOUSE, enclosed by timber garden fencing.

FLOOR PLAN:



Whilst 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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