

01395 222350

LINKS
ESTATE AGENTS

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

Offers in Excess of £750,000
37 Salterton Road, Exmouth, EX8 2ED



- Large Versatile 6 Bedroom Semi Detached Period Property • Potential For Ancillary / Separate - 2 Bedroom Apartment • Gas Centrally Heated & uPVC Double Glazed • Main Property Has 2 Large Reception Rooms • Extended Kitchen / Breakfast Room With Lofty Vaulted Ceiling • Bathroom, Shower Room & Utility Room / WC In Main Property • Living Room, Kitchen, 2 Bedrms & Shower Room In Apartment • Off Road Parking, Double Garage, Enclosed Gardens. VIEWING ADVISED



Steps lead up to a front entrance door that provides access to:

Entrance Vestibule

A welcoming entrance to the property that has a mosaic tiled floor. Built in storage to the left hand side with display above. Arch way leading through to:

Entrance Hall

Timber double glazed window to the side. Attractive turning staircase rising to the first floor. Smoke alarm. High ceilings. 2 x Radiators. Door leading through to the inner hallway and door leading to:

Dining Room 14'1" (4.29m) x 10'4" (3.15m)

Double opening timber double glazed doors to the rear that lead out to an enclosed balcony. The balcony has ample space to sit out and has wrought iron balustrades. Coved ceiling. Radiator. Ornate arch way leading through to:

Living Room 16'9" (5.11m) x 12'10" (3.91m)

A fantastic room that has a large double glazed timber sash window to the front. High ceilings with ornate coving. Focal point of a built in wood burning stove that has a slate tiled back and hearth and an attractive wooden fireplace surround. Picture rail. Radiator. Built in TV display with storage below and display shelving above. Further built in storage cupboard with display shelving above.

Hallway

Parted glazed door that provides access to a staircase leading down to the lower ground floor. Radiator. Velux window. High level eaves storage. Door leading through to the kitchen/ breakfast room and door leading to:

Utility Room / WC 10'11" (3.33m) x 5'1" (1.55m)

A useful room that has a that has an obscure timber double glazed window to the side. Fitted white suite that comprises of a low level WC. Wall mounted corner wash hand basin. Fitted work surface. Wall mounted gas fired boiler. Laminate flooring.

Kitchen / Breakfast Room 18'2" (5.54m) x 13'6" (4.11m)

A feature of this property is the extended kitchen / breakfast room to the rear that enjoys a lofty vaulted ceiling that has two Velux windows and exposed beams. The room enjoys a triple aspect with timber double glazed sash windows to both sides and large timber double glazed windows to the rear that also encompassed double opening doors leading out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with a granite work surfaces and matching up stands above. Integrated single bowl sink with a drainer unit to the side and swan neck mixer tap above. The large multi fuel rangemaster cooker is included within the sale price and has a range master extractor hood above. Integrated microwave. Space for an American style fridge freezer. Space and plumbing for a washing machine. Built in dresser to one side. Steps lead down to the breakfast area, that has further storage cupboards with granite work surfaces above. Ample space for a table and chairs. Two radiators. Tiled flooring throughout.

First Floor

Landing

Staircase rising to the second floor. Doors leading to bedroom two, shower room and and:

Bedroom 1 17'0" (5.18m) x 12'11" (3.94m)

Another large room that has a timber double glazed sash window to front. Focal point of an ornate fireplace and surround. Built in wardrobes to one wall that allow for plenty of storage, housing hanging rails and shelving. Traditional style radiator. Picture rail. Built in storage cupboard and display shelving to chimney recesses.

Bedroom 2 10'7" (3.23m) x 10'7" (3.23m)

UPVC double glazed window to rear. Radiator. Built-in wardrobes to one wall hanging rows and shelving. Built in desk.

Shower Room

Sash window to front. Attractive fully tiled flooring and walls. Modern fitted white suite comprising of a large walk in shower that has a glass splash screen and a thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Wall mounted mirror and medicine cabinet with integrated lighting above. Built in storage. Heated towel rail. Inset ceiling lights. Extractor fan.

Second Floor

Landing

Window to rear. Access to an insulated loft space. Smoke alarm. Doors leading to all rooms including:

Bedroom 3

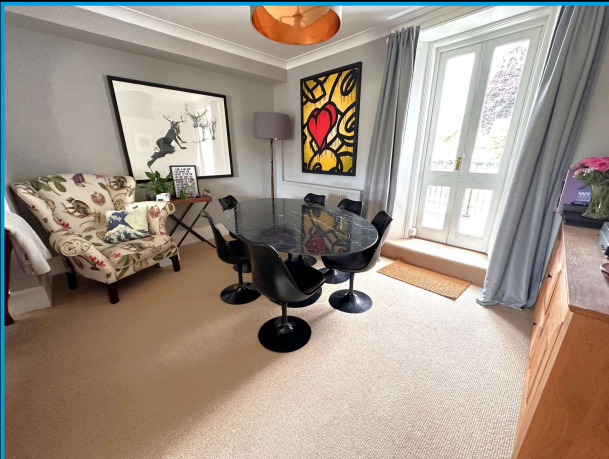
Timber double glazed sash window to front with sea views. Built in wardrobes to one wall. Radiator.

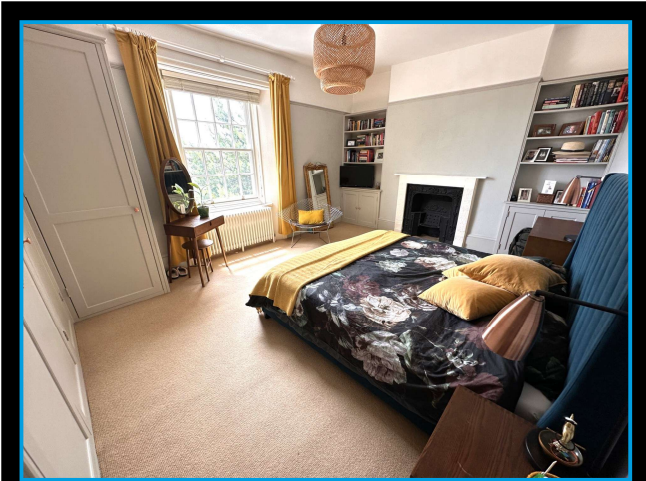
Bedroom 4 11'4" (3.45m) x 10'9" (3.28m)

uPVC double glazed window to rear. Radiator. L shaped room. Useful built in storage cupboard.

Bathroom

uPVC double glazed window to side. Fitted white suite comprising of a panelled corner bath that has a mixer tap and tiled splash backs above. Single shower





quadrant that has sliding splash screen doors, tiled splash backs to ceiling height and a thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Tiled flooring. Heated towel rail. Inset ceiling lights. Extractor fan.

A feature of this property is additional the accommodation that is located on the lower ground floor, that could be used as part of the main property or for ancillary accommodation. This space could be utilised for cohabiting families or as a potential income generator through with the rental or holiday rental market.

Lower Ground Floor

The property is accessed independently from the front as well as a staircase from the hallway of the main property.

An obscure double glazed timber door to front leads through to:

Entrance Hall

High level electric switch fuse boxes. Wall mounted coat hooks. Multi pane glazed door leading to.

Living/Dining Room 15'2" (4.62m) x 14'6" (4.42m)

Radiator. Smoke alarm. Arch way through to a hallway that provides access to bedroom one and the shower room, door leading to bedroom two and a door way leading to:

Kitchen 12'0" (3.66m) x 8'1" (2.46m)

Timber double glazed window to rear and double glazed timber door leading to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Stainless steel single bowl sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine. Space under the work surface for a fridge. Vinyl flooring. Wall mounted, gas fired, combination boiler. Radiator.

Bedroom 1 11'7" (3.53m) x 7'11" (2.41m)

Timber double glazed window to the side. Radiator. Smoke alarm.

Bedroom 2 10'2" (3.1m) x 8'3" (2.51m)

Timber double glazed sash window to front. Radiator. Useful built in storage cupboard.

Shower Room

Timber obscure glazed window to side. Tiled floor. Single shower quadrant with tiled splash backs to ceiling height, sliding splash screen doors and thermostatically controlled shower. Low level WC. Pedestal wash basin. Heater towel. Extractor fan.

A staircase from the main property leads down to an inner hallway area that has tiled flooring and useful storage recess space beneath the staircase. Two additional storage cupboards. Lockable door leading through to the living room of the apartment.

Externally

Front Garden

To the front of the property is a good size and well maintained front garden that is well stocked with mature trees, shrubs and plants that help to provide year round colour and interest. The garden is predominantly laid to a lawn with a deep shrub bed to the front and side. Further shrub bed to the other side of the garden pathway. Stone walled boundaries. Wrought iron garden gate. The pathway provides access to the main front entrance entrance door and to the lower ground floor apartment. Outside meter boxes.

Rear Garden

To the rear of the property is a fully enclosed garden. The garden that is framed with stone wall boundaries, is predominantly laid to a level lawn with shrub beds to both sides. Small vegetable garden area to the side of the property. Front pedestrian access via a timber garden gate to the side of the property. Outside water tap and lighting. Wrought iron staircase that leads down to the lower ground floor accommodation. Shingled area to rear of the garden providing an ideal area for outdoor dining and sitting during fine weather. Rear pedestrian access via a lockable timber door that leads to the off road parking. Personal door leading to the double garage.

Rear Access / Parking

The property has rear vehicular access via Raddenstile Lane. This provides access to a shingle driveway that provides off road parking for a motor vehicle and also leads to:

Double Garage 21'7" (6.58m) x 17'9" (5.41m)

Electric up and over door to front. Power and light connected. Personal door leading to the rear garden.

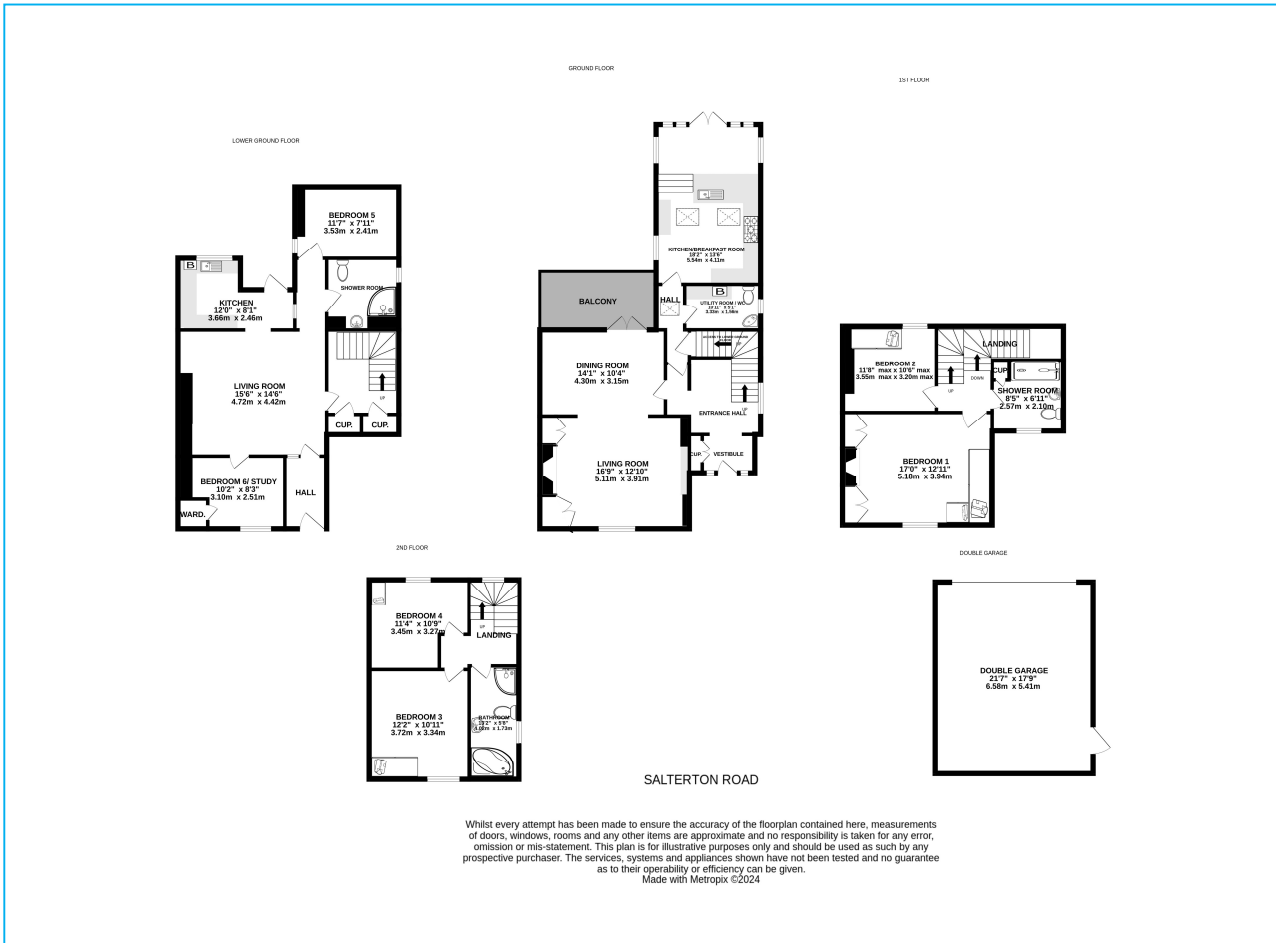
Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band F. The property is on a water meter. The property has one electrical supply, one water supply but is metered separately for the central heating (Main house/Apartment).

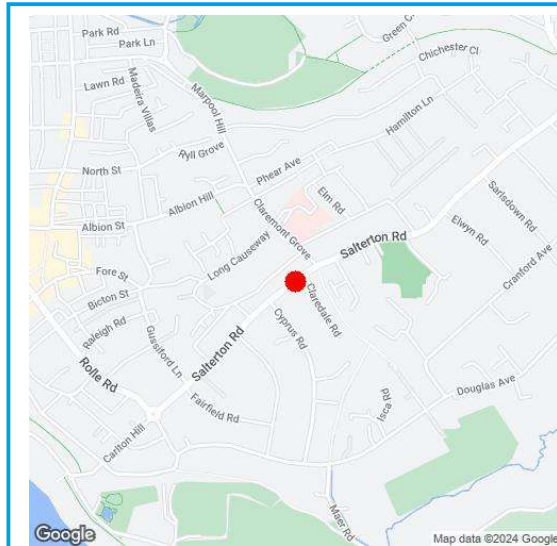




Directions

From our prominent Town Centre office, proceed up Rolle Street and at the roundabout, turn left into Salterton Road. Continue along Salterton Road, and before the traffic lights, the property will be found on the left hand side, clearly identified by our For Sale board

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		79
(39-54)	E	64	
(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.