



8 Salutory Mount, Exeter, Devon





A handsome period house with up to five bedrooms, in the heart of desirable Heavitree.

Summary of accommodation

Ground Floor: Sitting room | Music room | Dining/garden room | Kitchen/family room | Utility/shower room

First Floor: Three bedrooms | Bedroom four/study | Bathroom

Second Floor: Bedroom

Outside: Gardens

Distances

Exeter city centre 0.7 miles, Exeter St. David's station 1.8 miles (2 hours to London Paddington)

M5 (Jct 29) 2.1 miles, Exeter Airport 3.6 miles (1 hour to London City Airport)

(All distances and times are approximate)



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Location

Salutory Mount is set in a desirable position in Heavitree, less than a mile from Exeter city centre and its historic cathedral. A wealth of shops, bars and restaurants are just moments away on Heavitree's Fore Street, while the city centre is within easy reach, including the High Street and Princesshay, with its selection of well-known retail outlets. There are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

There is a strong community spirit in the immediate area.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.





The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter School and The Maynard School. Both are within walking distance. The world-renowned University of Exeter is also just over a mile from the property.

The property

8 Salutory Mount is a fine period house that features elegant white rendered elevations, large sash windows, and beautifully appointed accommodation. There are a wealth of attractive original details, including exposed wooden flooring, open fireplaces and ornate ceiling roses and corning.

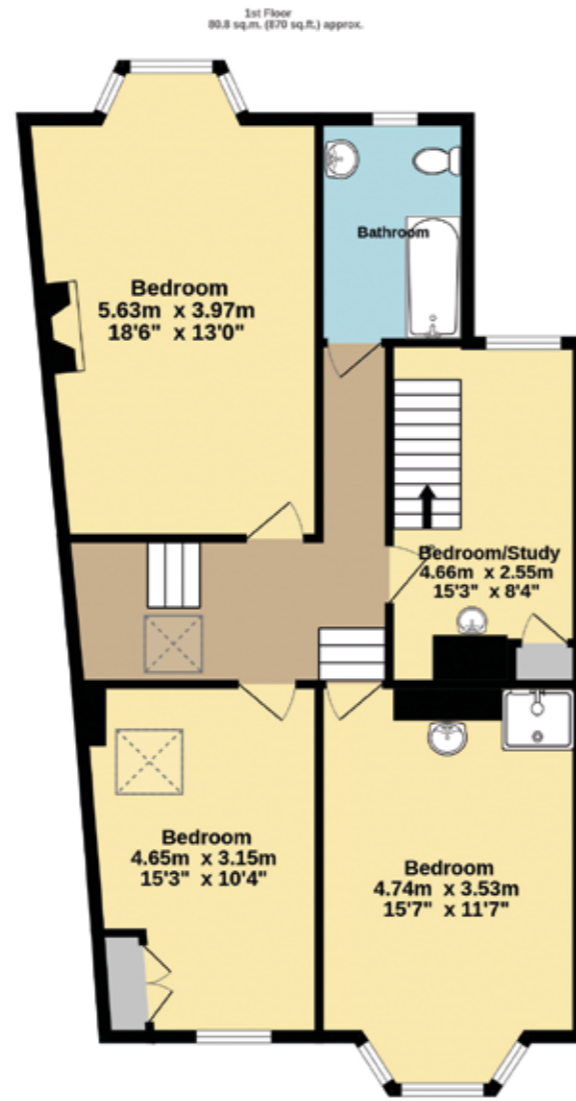
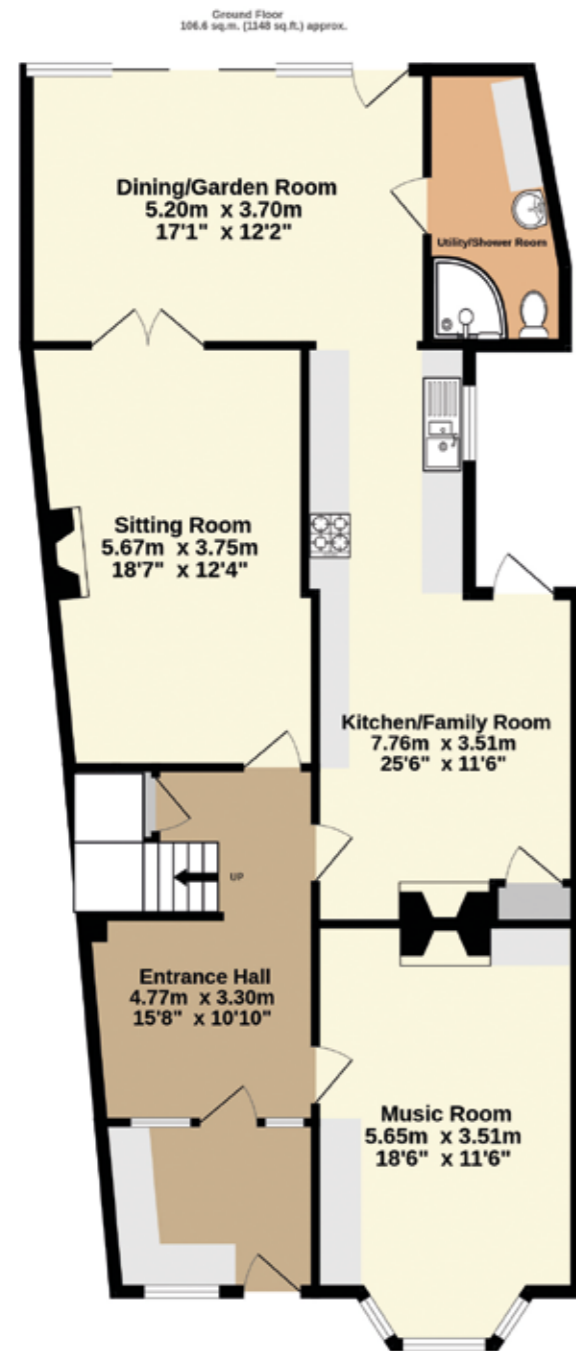
On the ground floor, the lobby opens into a welcoming reception hall, with wooden flooring and doors leading to the four reception rooms. These include the music room at the front, with its large bay window and fireplace, as well as the comfortable sitting room. At the rear there is a south-facing dining room/garden room, which opens onto the rear garden via sliding glass doors and features a glass roof, welcoming plenty of sunlight throughout the day.

The open-plan kitchen and family room provides further space in which to dine and entertain. The kitchen includes farmhouse-style fitted units and a stainless steel range cooker, while the family room has a fireplace with a log burner and could be used as a breakfast room or further space in which to relax.

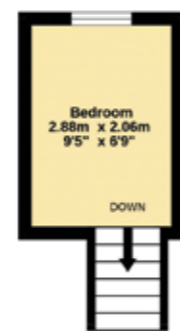
The first floor offers four bedrooms, one of which is ideal for use as a study. The main bedroom at the front benefits from its own washbasin and shower, while the bedroom/study also has a washbasin. The family bathroom is located on the first floor, while a staircase from the study leads to a fifth bedroom on the second floor.

**Approximate Gross Internal Floor Area
194.5 sq m (2093 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



2nd Floor
7.0 sq.m. (76 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





Garden and grounds

At the front of the property, the garden features a pathway to the entrance, which is shaded by a veranda, as well as gravel beds with box hedging and various shrubs. The rear garden is south-facing and welcomes plenty of sunlight. It includes an area of patio for al fresco dining, as well as a pristine lawn with border beds filled with established shrubs and flowering perennials. Towards the end of the garden there is a shed for storage. There are two dedicated off road car parking spaces.

Services

Mains gas and electricity. Mains drainage and water.



Directions

Postcode: EX1 2QE

what3words: ///given.crass.blocks

Property information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band TBC

EPC Rating: C

Guide Price: £795,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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