



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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4 Salterton Court, Exmouth, EX8 2TH

GUIDE PRICE
£309,950
TENURE Freehold



A Three Bedroom Semi Detached House Forming Part Of A Modern Development Enjoying Driveway Parking, Good Size Garage And Enclosed Rear Garden.

Entrance Porch And Reception Hall * Ground Floor Cloakroom/WC * Lounge * Dining Room * Kitchen * Double Glazed Conservatory * Three Good Size First Floor Bedrooms * En-Suite Shower Room/WC * Family Bathroom/WC * Gas Central Heating And Double Glazed Windows * Offered For Sale With No ongoing Chain

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THE ACCOMMODATION COMPRISES: Upvc double glazed front door to:

ENTRANCE PORCH: Inner front door to:

RECEPTION HALL: Wood flooring; radiator; stairs rising to first floor landing with useful understairs recess with wall light plus understairs storage cupboard.

GROUND FLOOR CLOAKROOM/WC: Pedestal wash hand basin; WC with push button flush; wood flooring; radiator; double glazed window with patterned glass; electric consumer unit.

LOUNGE: 5.31m x 3.12m (17'5" x 10'3") A good size room with double glazed window to front aspect; two radiator; television point.

DINING ROOM: 3.07m x 2.49m (10'1" x 8'2") Radiator; wood flooring; opening to:

KITCHEN: 3.02m x 2.57m (9'11" x 8'5") With patterned work tops with tiled surrounds; cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath work tops; inset four ring induction hob with extractor hood over; wall mounted cupboards with concealed lighting beneath (one housing Glow Worm gas boiler for hot water and central heating); built in oven with cupboards above and below; space for upright fridge freezer; tiled flooring; double glazed window to rear aspect.

From the Dining Room double glazed double doors to:

CONSERVATORY: 4.19m x 2.49m (13'9" x 8'2") A fine addition to the accommodation with double glazed windows and double doors overlooking and opening on to the rear garden; power and light connected.

FIRST FLOOR LANDING: Radiator; access to roof space via loft ladder.

BEDROOM ONE: 4.14m x 3.17m (13'7" x 10'5") Into wall recess which is fitted with a wardrobe with drawer units beneath; radiator; television point; telephone point; double glazed window to front aspect.

EN-SUITE SHOWER ROOM/WC: 1.6m x 1.45m (5'3" x 4'9" plus shower recess) Fitted with shower splash screen door; shower unit and tiled cubicle; pedestal wash hand basin with tiled splashback; WC with push button flush; mirror fronted medicine cabinet; light shaver socket; radiator; ceiling extractor fan.

BEDROOM TWO: 3.4m x 2.72m (11'2" x 8'11" plus doorway recess) A good size double bedroom with radiator; double glazed window to rear aspect; linen cupboard housing water cylinder and slatted shelving.

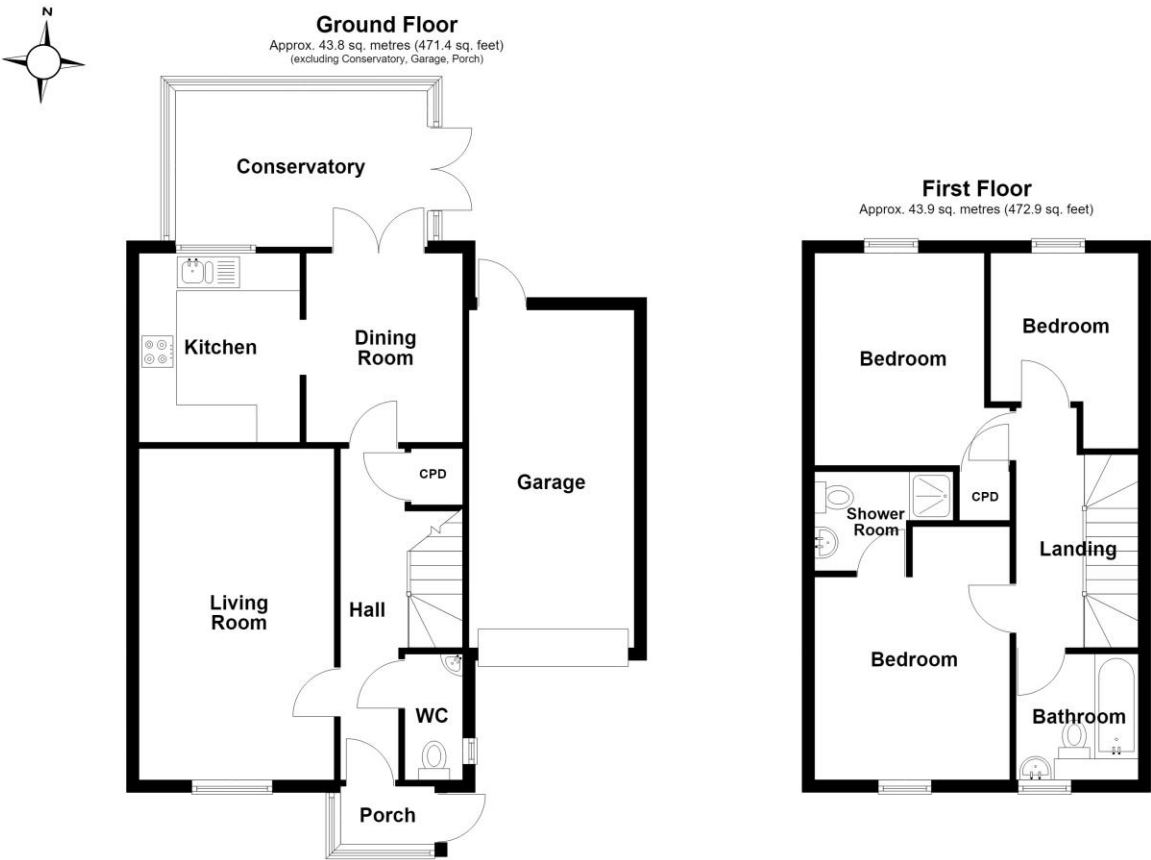
BEDROOM THREE: 3.12m x 2.36m (10'3" maximum x 7'9") A good sized third bedroom with radiator; double glazed window to rear aspect.

BATHROOM/WC: 2.01m x 1.91m (6'7" x 6'3") Comprising bath with shower unit over; folding shower splash screen; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; ceiling extractor fan; light shaver socket; radiator; double glazed window with patterned glass.

OUTSIDE: Forming part of a small development, the property enjoys a tucked away location with driveway and turning area leading to the GARAGE; outside cold water tap and lighting. There is an area of front garden with rose and flower beds on two levels. A side gate and patio pathway gives access through to the rear garden. The rear garden is fully enclosed and comprises of lawn; decked terraced area; raised shrub beds and a TIMBER GARDEN SHED; outside lighting and outside power supply.

GARAGE: 5.54m x 2.69m (18'2" x 8'10") An insulated garage with roller door; power and light connected; part glazed door giving access to the rear garden.

FLOOR PLAN:



Total area: approx. 87.7 sq. metres (944.3 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
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