01395 222350

LINKS ESTATE AGENTS

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

Guide Price £265,000
78 Salisbury Road, Exmouth, EX8 1SN







• Very Well Presented 2 Double Bedroom Terrace House • Modernised Over Recent Years
• Sitting Room • Modern Fitted Kitchen/Dining Room • Utility Room & Modern bathroom/WC
• Gas Central Heating & Double Glazing • Gardens Front & Rear • NO ONWARD CHAIN









Accommodation

Ground Floor
Double glazed entrance door to:

Entrance Hall
Stairs to first floor. Door to kitchen/dining room. Opening to:

Sitting Room 11'1" (3.38m) x 10'0" (3.05m)
Double glazed window to the front. Radiator. Fireplace with inset gas fire. Fitted shelving to the side chimney recesses. TV aerial point.

Kitchen/Dining Room 14'7" (4.45m) x 13'1" (3.99m) Max
Double glazed window to the rear. Fitted with a modern range of base cupboard and drawer units. Work top surfaces with tiled splash back. Inset single drainer stainless steel sink unit. Integrated electric oven. Inset 4 ring induction hob with cooker hood over. Space for fridge/freezer. Free standing and movable island unit. Space for dining table. Opening to:

Utility Room 8'2" (2.49m) x 6'7" (2.01m)
Double glazed window to the rear. Work top surface with plumbing for washing machine below. Further appliance space. Wall mounted gas fired boiler supplying domestic hot water and central heating. Double glazed door to the rear garden.

First Floor

Landing
Hatch to roof space with pull down ladder and light. Doors to:

Bedroom 1 14'7" (4.45m) x 9'11" (3.02m)
2 double glazed windows to the front. Radiator.

Bedroom 2 10'2" (3.1m) x 8'7" (2.62m)
Double glazed window to the rear. Radiator. Built-in wardrobe to the side alcove.

Bathroom/WC
Double glazed window to the rear. Modern suite comprising panelled bath with tiled splash back. Thermostatic shower and glazed shower screen over. Close-coupled WC. Pedestal hand wash basin. Heated towel Rail.

Externally
To the front of the property is a low walled area of garden and to the rear there is an enclosed patio style garden with rear gated access and a useful timber storage shed with power and light.

Tenure
The property is FREEHOLD

Services
All mains services are connected. Council Tax Band B

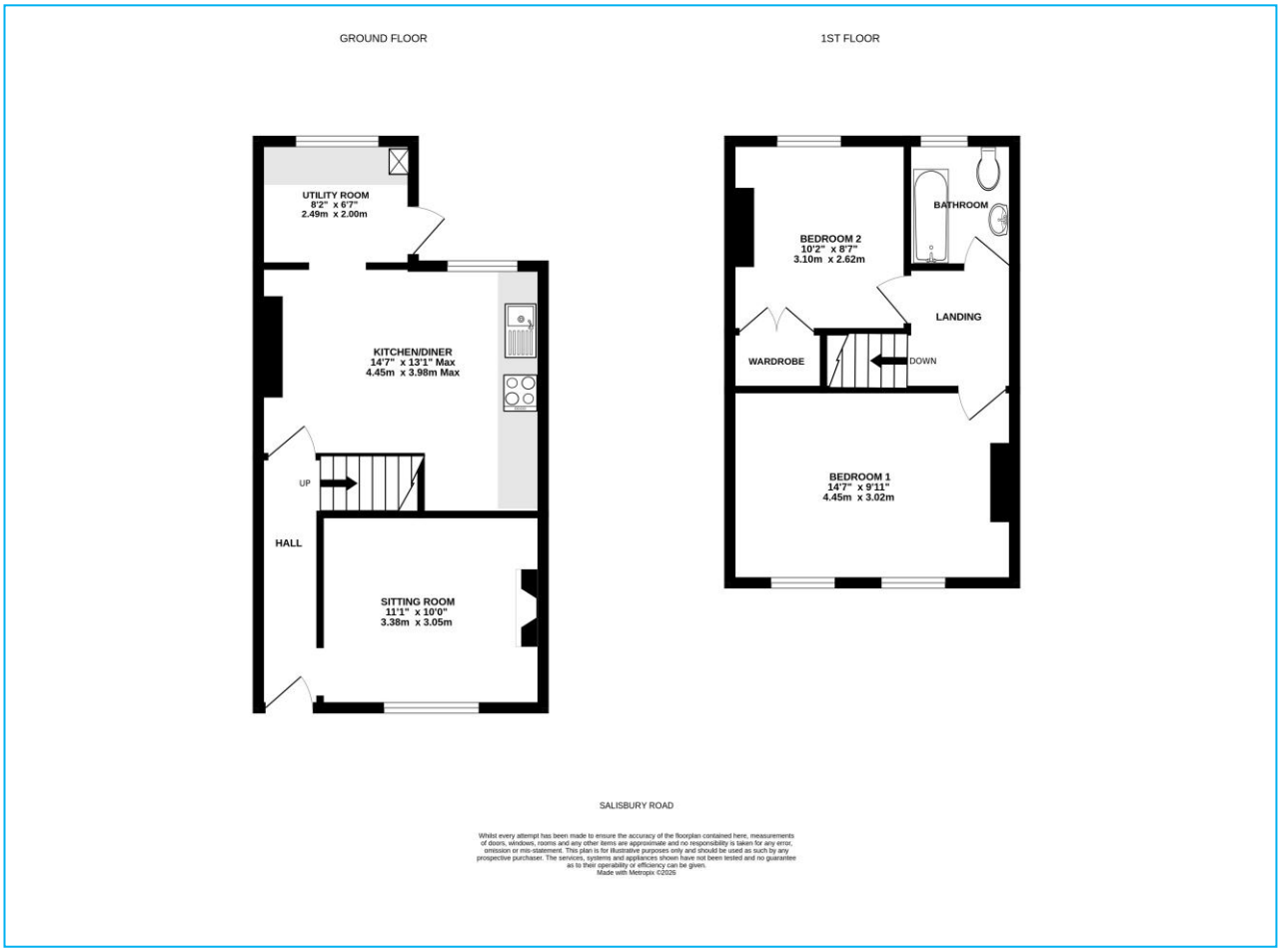


Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

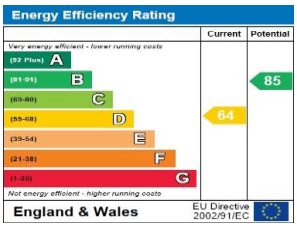
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).



Directions

From Exmouth Town centre, proceed into Exeter Road. Take the 3rd turning on the left into New North Road and third right into Salisbury Road. The property will be found further down on the right hand side clearly identified by our For Sale sign.





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 guidline 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.