01395 222350

LINKS ESTATE AGENTS

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

Guide Price £225,000
42 Salisbury Road, Exmouth, EX8 1SL







• 3 Bedroom Terrace House • Convenient Location Close To Town, Rail And Bus Services And Short Walk To The Seafront • Sitting Room And Separate Dining Room • Modern Kitchen • Bathroom/WC • Double Glazing And Gas Central Heating Via Modern Boiler • Rear Courtyard Garden • NO ONWARD CHAIN









Accommodation

Ground Floor

Entrance door to:

Vestibule
Part glazed inner door to:

Hallway
Stairs to first floor. Radiator. Doors to:

Sitting room 11'4" (3.45m) x 10'11" (3.33m)
Double glazed window to the front. Radiator. Boarded fireplace. TV aerial point.

Dining Room 12'7" (3.84m) x 12'0" (3.66m)
Double glazed window to the rear. Boarded fireplace. Radiator. Cupboard under stairs. door to:

Kitchen 12'8" (3.86m) x 8'0" (2.44m)
Double glazed window to the side. Base cupboard and drawer units. Wall mounted units. Roll edge work top surfaces. Tiled splash back. Single drainer sink unit. Space for cooker with gas point. Plumbing for washing machine. Further appliance space. Vaillant gas fired boiler supplying domestic hot water and central heating. Double glazed door to the rear garden.

First Floor

Landing
Hatch to roof space. High level window to the rear. Doors to:

Bedroom 1 14'9" (4.5m) x 11'0" (3.35m)
2 double glazed windows to the front. 2 Radiators. Period fireplace. TV aerial point.

Bedroom 2 12'8" (3.86m) x 9'1" (2.77m)
Double glazed window to the rear. Radiator. Period fireplace. TV aerial point.

Bedroom 3 8'0" (2.44m) x 5'6" (1.68m)
Double glazed window to the rear. Radiator. Period fireplace.

Bathroom/WC
Panelled bath. Tiled splash back. Electric shower. Pedestal wash hand basin. Tiled splash back. Shaver/light point. Close-coupled WC. Radiator. Extractor fan.









Externally
To the rear of the property is an enclosed courtyard gardens with flower and shrub borders. Outside water tap. Twin wooden gates leading onto the rear service lane.

Tenure
The property is FREEHOLD

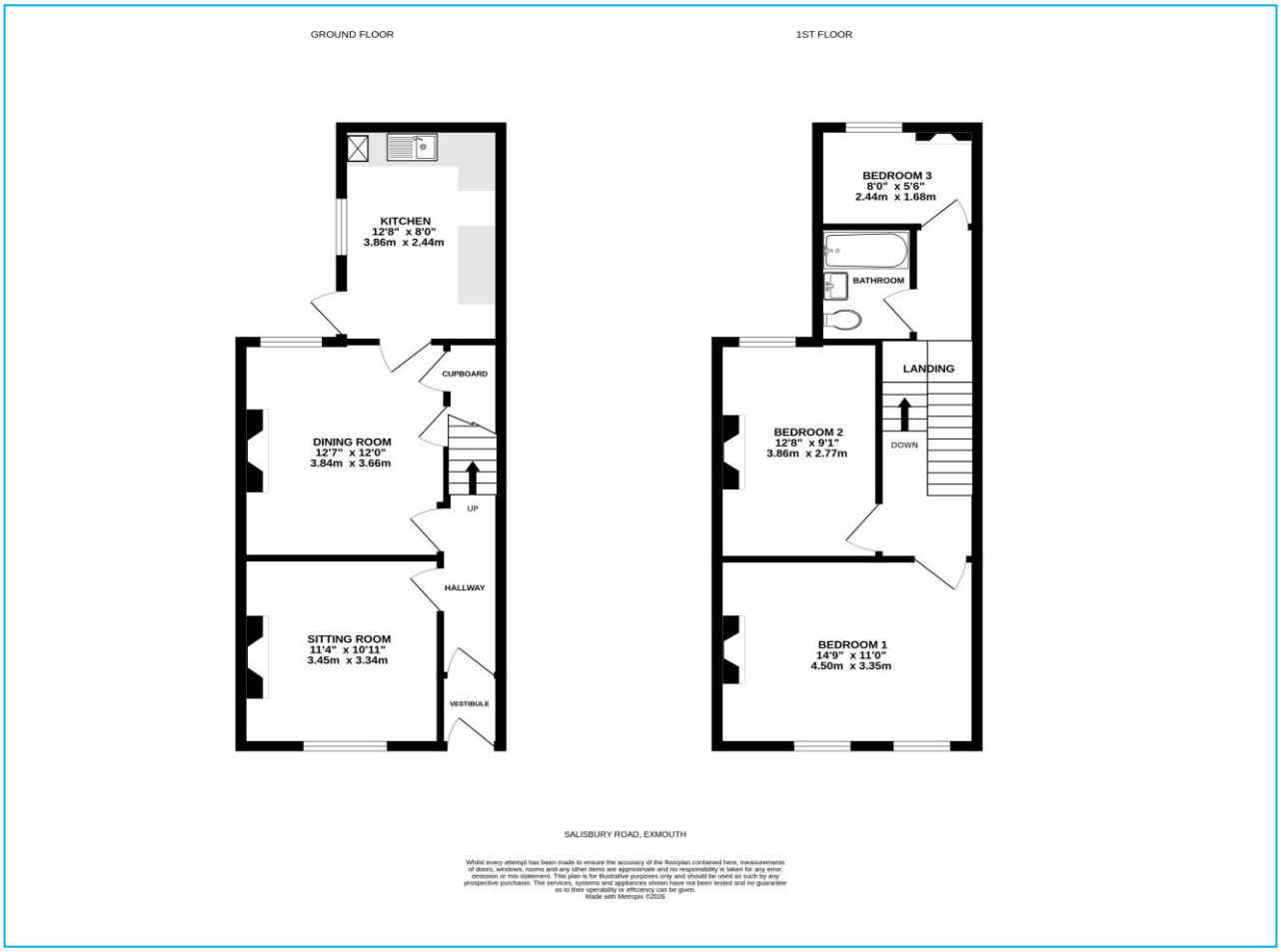
Services
All mains services are connected. Council Tax Band B

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

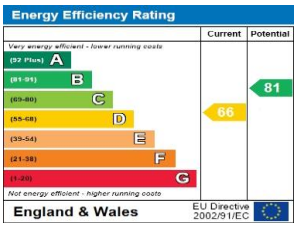
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

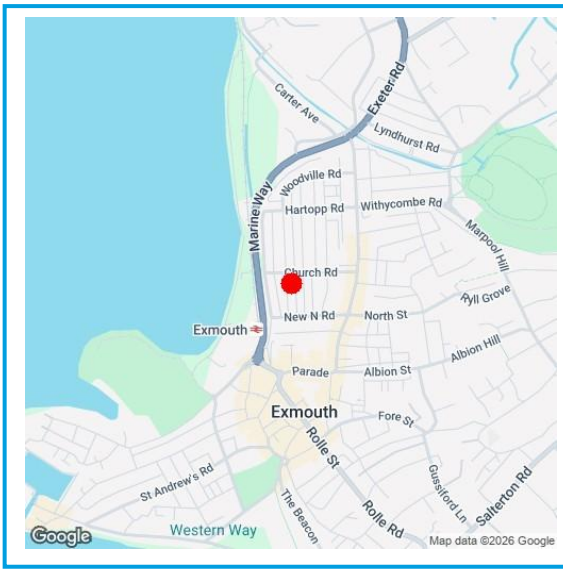
Agents Note
Please note these are draft particulars and are awaiting vendors verification.



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 a short distance 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.