

RICHARD BOUD

exp^{UK}

BESPOKE ESTATE AGENT



Salterton Road, Exmouth, EX8

Exmouth

Guide Price

£550,000 - £575,000

This is an excellent example of a 1920s-style detached four-bedroom house in a sought-after residential location. Local shops and the Post Office at Littleham Cross are easily reachable, and the seafront and town centre are approximately a mile away, with a bus stop close by.

The current owners have beautifully maintained this charming property, making it an ideal home for those who appreciate a traditional older-style residence with modern touches. The house offers many advantages, including gas-fired central heating, uPVC double glazing, easy-to-maintain uPVC roof soffits and fascias, a stand-out fitted kitchen/breakfast room with Aga and a remodelled high-end bathroom.

On the ground floor, you will find the front door that leads into a welcoming hall. There are three separate reception rooms: a sitting room featuring a decorative gas fire and a large window, a useful office, and a spacious dining room with an attractive traditional mock fireplace. The kitchen/breakfast room is a standout feature, refitted with an impressive range of units, a granite worktop, and a breakfast peninsula bar. It has a gas-fired Aga, a built-in double electric oven, an induction hob, a dishwasher, and a fridge. Additionally, a separate utility room and a cloakroom/WC are located on the ground floor. On the first floor, the landing leads to four double bedrooms. The main bedroom with a dual front aspect features built-in wardrobes along one wall. The bathroom has been recently remodelled to a high standard and includes a designer shower, a bathtub, a wash hand basin, and a WC. Additionally, there is a separate WC.

Outside, the property stands on a level plot of approximately 0.12 acres. A gated entrance leads to a driveway with parking for three to four cars. There is a detached double garage with a personal side door light and power. Two side gates give access to the fully enclosed rear garden, which is landscaped with a level lawn, flower beds and borders, and a patio terrace. Additionally, there is a greenhouse, timber shed, and internal store.

SUMMARY OF ACCOMMODATION:

Ground Floor

Hall

Sitting Room: 5.6m (18'4") x 3.0m (9'10") excluding bay window

Dining Room: 4.1m (13'5") x 3.0m (9'10")

Study: 2.8m (9'2") x 2.5m (8'2")

Kitchen/Breakfast Room: 3.9m (12'10") x 3.8m (12'6")

Utility: 2.7m (8'10") x 2.2m (7'3")

Cloakroom/WC

First Floor - Landing

Main Bedroom: 5.0m (16'5") x 3.0m (9'10")

Bedroom 2: 3.5m (11'6") x 3.0m (9'10")

Bedroom 3: 3.5m (11'6") x 3.0m (9'10")

Bedroom 4: 3.5m (11'6") x 2.7m (8'10")

Family Bathroom/WC: 2.7m (8'10") x 2.6m (8'6")

Separate WC

Outside: Gated driveway with parking for three to four cars

Detached Double Garage: 5.3m (17'5") x 4.7m (15'5")

Fully enclosed landscaped rear garden with lawn, flower beds and patio terrace. Useful timber shed, greenhouse and internal store.

NOTES:

Tenure: Freehold - vacant possession on completion.

Council Tax Band: F (East Devon District Council).

EPC Rating: D

Services: Mains electric, gas, water & drainage. Superfast fibre broadband is available.





All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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