



Guide Price £550,000
72 Salterton Road, Exmouth, Devon, EX8 2NF





A substantial extended Edwardian semi-detached house in a convenient location within easy walking distance of local shops, bus routes and schools.

- Enclosed entrance porch, spacious reception hall and landing
- Separate sitting room & dining room
- Modern extended kitchen and separate utility room
- Breakfast room or ground floor bedroom 5 with an en suite shower room/w.c.
- Large conservatory
- Four excellent size first floor bedrooms
- Family bathroom and separate w.c.
- Gas central heating and part double glazing
- Large Southerly aspect rear garden with fruit trees and a timber shed
- Detached garage and ample driveway parking
- EPC = C
- Council Tax = E

Worth viewing because...

This Edwardian semi-detached house was originally built in 1912 with two more recent extensions. It has been the family home of the current owners for many years. It is a perfect family home offering spacious and flexible accommodation with the option of either three separate reception rooms on the ground floor or to use one of them as a bedroom with its own en suite shower room/w.c. The house offers lots of character as well as a large private rear garden, garage and ample driveway parking.

In more detail...

The house needs some modernisation although benefits from part double glazing and gas central heating/hot water supplied by an energy efficient condensing combination boiler. The entrance porch is to the side of the house and leads to a spacious reception hall with a fine staircase rising to the first floor landing. From the reception hall doors lead to a fine sitting room with a door to a large conservatory. There is also a separate dining room, conservatory, modern kitchen, utility room and a breakfast room/bedroom five with its own

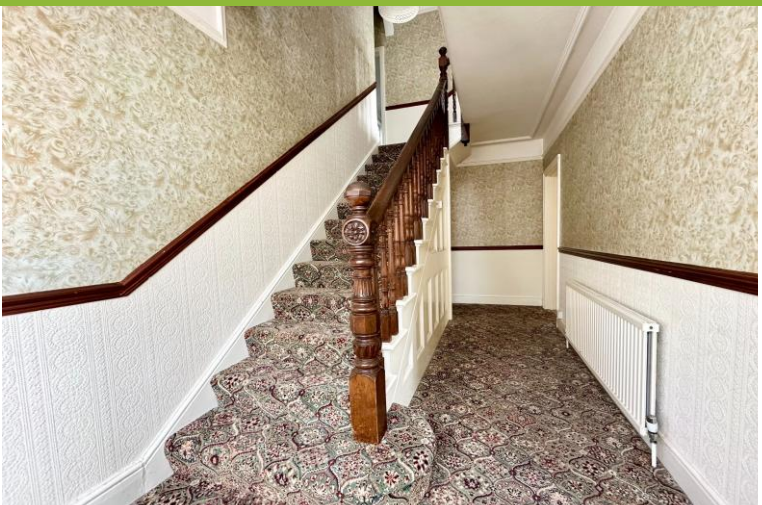
well appointed en suite shower room. On the first floor there are four generous size bedrooms as well as a modern family bathroom and separate w.c. Externally to the front and side of the property is lots of driveway parking leading to a detached garage. The large Southerly aspect private rear garden is another feature of the house being mainly laid to lawn with fruit trees, shrubs and a timber garden shed.

The coastal town of Exmouth...

The property is less than a mile and a half from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lymptstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.....

Bear in mind...

There is a bus stop virtually outside the property, and the town centre/seafront is less than one and a half miles distance away. There are a good range of local shops and supermarkets nearby as well as schools. This really is a great location for a family home. To avoid disappointment, we strongly recommend an early viewing.



Room sizes

Sitting room: 18'10" (5.75m) into the bay x 12'10" (3.92m)

Conservatory: 12'6" (3.85m) maximum x 12'2" (3.73m)

Dining room: 15'4" (4.67m) x 12'10" (3.92m) maximum measurements

Kitchen: 14'9" (4.50m) x 8'10" (2.70m)

Utility room: 11'9" (3.57m) x 5'4" (1.63m)

Breakfast room/bedroom 5: 14'3" (4.35m) x 10'11" (3.33m)

En suite shower room: 6'6" (1.97m) x 6'2" (1.88m)

Bedroom 1: 18'10" (5.75m) into the bay x 12'10" (3.92m)

Bedroom 2: 13'10" (4.21m) maximum x 12'10" (3.92m)

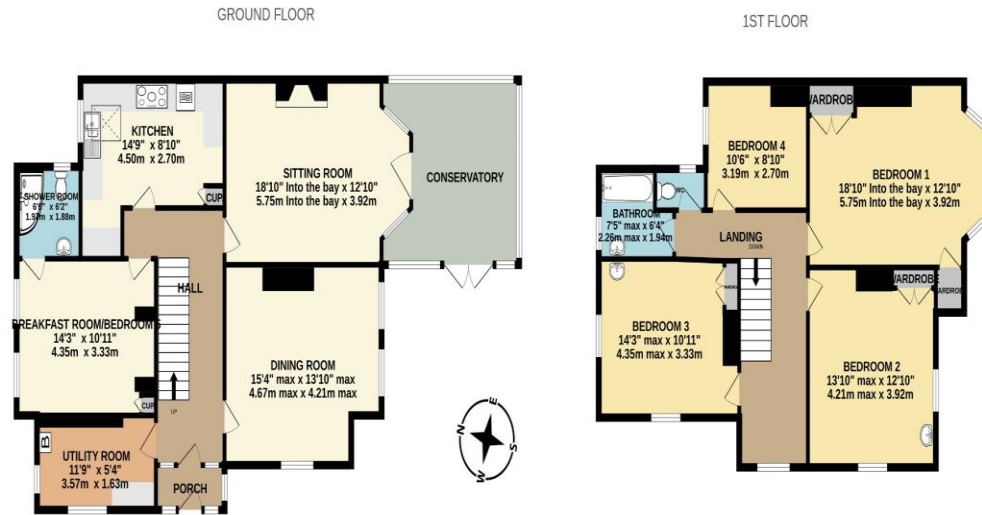
Bedroom 3: 14'3" (4.35m) maximum x 10'11" (3.33m)

Bedroom 4: 10'6" (3.19m) 8'10" (2.70m)

Bathroom: 7'5" (2.26m) maximum x 6'4" (1.94m)

Services: All mains services are connected.

what3words: bleak.punk.brand



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

