



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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85a Salterton Road, Exmouth, EX8 2EW

GUIDE PRICE
£550,000
TENURE Freehold



An Imposing Detached 1930's Built House With Beautiful Gardens, Ample Parking Via Two Driveways And Garage

Entrance Hall * Sitting Room * Separate Dining Room * Studio/Family Room * Fitted Kitchen * Conservatory/Sun Lounge Extension * Ground Floor Cloakroom/Wc * Three First Floor Double Bedrooms * En-Suite Shower Room * Family Bathroom Suite * Recently Replaced Roof * Gas Central Heating Via Modern Boiler * Double Glazed Windows
Viewing Recommended

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Coming to the market for the first time in over forty years is this imposing detached 1930’s built house with ample parking, beautiful gardens and detached garage. The property has recently had a new roof fitted with a 25 year guarantee and a Worcester gas boiler recently installed supplying hot water and central heating which is also under warranty. The accommodation offers a versatile living space on the ground floor with three good size double bedrooms, en-suite shower room and family bathroom suite on the first floor. Outside there are beautiful well tended and colourful gardens, driveway and turning area, detached garage, plus a further driveway ideal for storing boat/caravan if required. A viewing of this home is highly recommended.

THE ACCOMMODATION COMPRISES: uPVC wood-effect front door with outside carriage light, giving access to:

ENTRANCE HALL: uPVC double glazed window, radiator, stairs rising to first floor landing.

SITTING ROOM: 13.91m x 3.86m (12'10" x 12'8") A charming dual aspect room with uPVC double glazed windows to front and side aspects, chimney recess with tiled hearth and exposed brick recess, picture rail and cornice ceiling, radiator.

DINING ROOM: 5.16m x 3.71m (16'11" x 12'2") into wall recess. uPVC double glazed bay window overlooking the front aspect, marble-effect hearth housing electric living flame fire, two radiators, picture rail, cornice ceiling, understairs recess fitted with bespoke storage cupboards with display surface over, door to:

KITCHEN: 5.38m x 3.05m (17'8" x 10'0") narrowing at one end to (1.57m) 5'2" Fitted with patterned work surfaces with tiled surrounds, cupboards, drawer units, integrated dishwasher beneath work surfaces, ceramic one and a quarter bowl single drainer sink unit, inset four ring electric hob with extractor hood over, built-in oven and microwave with cupboards above and below, wall mounted cupboards, integrated fridge and freezer, tiled flooring uPVC double glazed window to rear aspect, further uPVC double glazed window to side aspect with patterned glass, radiator, tiled flooring, archway opening to:

CONSERVATORY EXTENSION: 3.05m x 2.95m (10'0" x 9'8") A lovely continuation of the accommodation with uPVC double glazed windows overlooking the rear garden, vaulted style ceiling, double glazed double doors opening onto the rear garden, tiled flooring, light and power connected.

From the kitchen, door to:

SIDE PORCH: 1.73m x 1.4m (5'8" x 4'7") including fitted range of storage cupboards, one housing the modern recently installed Worcester gas boiler for hot water and central heating (still under guarantee), uPVC double glazed windows with patterned glass, tiled flooring, door to:

GROUND FLOOR CLOAKROOM/WC: Fitted with WC, wash hand basin, part tiled walls, mirror fronted medicine cabinet, uPVC double glazed window with patterned glass.

From the dining room, which has two radiators, door to:

STUDIO/FAMILY ROOM: 4.39m x 3.33m (14'5" x 10'11") A most versatile and bright room with vaulted style tongue and groove ceiling with double glazed velux window and spotlighting, with further uPVC double glazed windows to front and rear aspects, making the room enjoy an abundance of light, single drainer sink unit with cupboards beneath, with adjoining display surface with cupboards beneath, tiled flooring, uPVC double glazed door with patterned glass giving access to the rear garden.

FIRST FLOOR LANDING: Access to roof space, this area could be converted to additional accommodation if required subject to the necessary consents.

BEDROOM 1: 4.75m x 3.35m (15'7" x 11'0") uPVC double glazed windows to front aspect, built-in range of floor to ceiling wardrobes with matching two bedside tables and chest of drawer unit, picture rail, radiator.

EN-SUITE SHOWER ROOM: 2.92m x 1.32m (9'7" x 4'4") Shower cubicle with curved shower splash screen doors and Mira shower unit, pedestal wash hand basin with fitted mirror and light/shaver socket over, bidet, uPVC double glazed window with patterned glass, ceiling light extractor, heated towel rail.

BEDROOM 2: 3.94m x 3.91m (12'11" x 12'10") Picture rail, pedestal wash hand basin with tiled splashback, radiator, uPVC double glazed windows to side aspect.

BEDROOM 3: 3.56m x 2.59m (11'8" x 8'6") A lovely size third bedroom with pedestal wash hand basin with tiled splashback, picture rail, radiator, uPVC double glazed windows to rear aspect.

BATHROOM/WC: 1.96m x 1.85m (6'5" x 6'1") Comprising; bath with Mira shower unit over, shower splash screen, pedestal wash hand basin, WC, fully tiled walls, heated towel rail, shaver socket, uPVC double glazed window with patterned glass.

OUTSIDE: Standing in impressive gardens, the property is approached via decorative stone driveway and turning area providing ample off road parking and leading to a detached GARAGE. To the front of the property is a lawned garden with well stocked flower and shrub beds, raised patio sun terrace providing an excellent seating area. Accessed via wooden double gates and pedestrian gate is a further decorative stone parking area ideal for a boat or caravan, with pathway giving access to the property. There is also an electric EV charger attached to the garage. Wrought iron side gate and patio pathway with raised shrub beds and access to a timber WORK SHOP: 3.63m x 3.02m (11'11" x 9'11") overall measurement, with light connected. To the rear of the property are some beautiful gardens offering an array of colour from a variety of mature flower and shrubs and trees. There are lawned gardens, patio sun terraced areas and raised fish pond, GREENHOUSE, outside power socket and security lighting. A further patio side pathway with access to further timber GARDEN SHED and a wooden gate gives access back round to the front of the property, side patio pathway with trellis and a raised fish pond in the rear garden.

GARAGE: 5.49m x 2.74m (18'0" x 9'0") Mezzier up and over door, power and light connected, window and side door into the rear garden.

