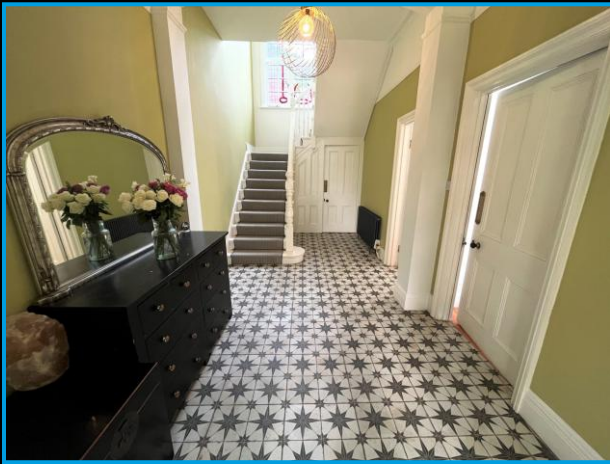


**Offers in Excess of £865,000**  
**East House, 5b Sarltdown Road, Exmouth, EX8 2HY**



- 4 Bedroom Semi Detached Period House • Many Original Features Throughout Property • Gas Central Heating & Extensive Double Glazing • Bay Fronted Sitting Room • Bay Fronted Kitchen / Dining Room • Further Dining Room / Family Room, Utility • 4 Bedrooms Over 2 Floors, Bathroom • Large Gardens, Garage, Driveway



## Accommodation

### Ground Floor

Step up to front entrance door, with stained glass windows to either side, beneath pillared entrance porch and attractive tiled flooring and outside lighting that leads to:

### Entrance Vestibule

Tiled flooring. Cupboard housing the electric trip switch fuse box. Half glazed door with matching pane above leading to:

### Entrance Hall

Feature of original stair case rising to first floor. Attractive tiled flooring. Radiator. Picture rail. Ornate coving. Doors leading to sitting room, kitchen / dining room and:

### Cloakroom

Fitted shelving and hanging rail. Attractive tiled flooring. Door leading to:

### WC

White suite of low level WC and wall mounted wash hand basin. Tiled flooring.

### Sitting Room 25'0" (7.62m) Into Bay x 15'11" (4.85m)

Walk - in uPVC double glazed bay window to side. Focal point of log burner within a fireplace surround having an exposed brick back, mosaic tiled hearth and a marble mantle with surround. TV point. 2 Radiators. High skirting boards. 2 Ceiling Roses. Ornate ceiling coving and cornice. Exposed floorboards.

### Kitchen / Dining Room 21'4" (6.5m) Into Bay x 17'0" (5.18m)

Walk - in uPVC double glazed bay window to side. Good range of modern fitted cupboard and drawer storage units with marble work surfaces and tiled splash backs. Matching Island with storage cupboards, breakfast bar and 4 induction hob. Ceramic double bowl sink unit with mixer tap. Eye level double electric oven and grill. Integrated dishwasher. 2 Radiators. High skirting boards. Picture rail. Ceiling Rose. Ornate coving. Exposed floorboards. Door leading to:

### Family Room / Dining Room 20'11" (6.38m) x 10'6" (3.2m)

Triple aspect having double glazed bi-fold doors to the rear, external door to the front, window to side and 2 Skylights. Wooden flooring with under floor heating. Door leading to:

### Utility

External door to rear. Window to rear. Cupboard storage units. Cupboard housing the newly fitted gas fired combi boiler. Space and plumbing for washing machine. Open to:

### Cloakroom

Window to rear. Modern fitted white suite of low level WC and wall mounted wash hand basin.

## First Floor

### Landing

Feature stained glass window to rear. useful line cupboard. Smoke alarm. Picture rail. Stairs rising to second floor. Doors leading to:

### Bedroom 1 21'7" (6.58m) Into Bay x 14'1" (4.29m) To Wardrobe

Walk - in uPVC double glazed bay window to side. Ornate fireplace feature. Fitted wardrobes to 1 wall. 2 Radiators. High skirting boards. Picture rail. 2 Ceiling Roses. Ornate coving. Exposed floorboards.



**Bedroom 2 22'11" (6.99m) Into Bay x 15'11" (4.85m)**

Walk - in uPVC double glazed bay window to side. Ornate cast iron fireplace feature. Range of fitted Sharps wardrobes. 2 Radiators. Ornate coving. 2 Ceiling Roses.

**Bathroom**

uPVC double glazed window to front with deep sill. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Shaver light and socket. Ornate coving.

**Second Floor**

**Landing**

Radiator. Useful walk - in storage cupboard. Smoke alarm. Access to loft space. Doors leading to:

**Bedroom 3 16'6" (5.03m) x 12'7" (3.84m) Max**

uPVC double glazed window to side. Focal point of ornate fireplace feature. Radiator. Door to walk - in storage cupboard.

**Bedroom 4 15'8" (4.78m) Max x 8'2" (2.49m) Max**

An L shaped room. uPVC double glazed window to front with Haldon Hill views. Ornate fireplace feature. Exposed floorboards.

**Externally**

The property is approached via double wooden gates to an extensive stone chipped driveway providing off road parking for several motor vehicles, boats or motor homes. This in turn leads to:

**Detached Double Garage 18'2" (5.54m) x 16'4" (4.98m)**

2 Up and over doors to front. Power and light connected.

**Gardens**

A feature of this property are the large and level gardens that surround the property. The Front Garden is laid mainly to lawn with mature trees and hedging to the front providing privacy and a deep shrub bed. There are further planted areas that provide interest and colour. Timber fence and hedge boundaries. The side garden is also laid mainly to lawn with shrub bed borders and various fruit trees and specimen trees. A pathway to the side of the property then leads to a vegetable and fruit growing plot, decking area and timber garden shed. The enclosed Rear Garden is, again, laid to lawn with shrub bed borders. Brick wall boundary to rear and timber fence boundaries elsewhere. Outside lighting. Outside power points. Outside water tap. Courtyard area adjacent the Utility room.

**Tenure**

The property is FREEHOLD

**Services**

All mains services are connected. Council Tax Band F

**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

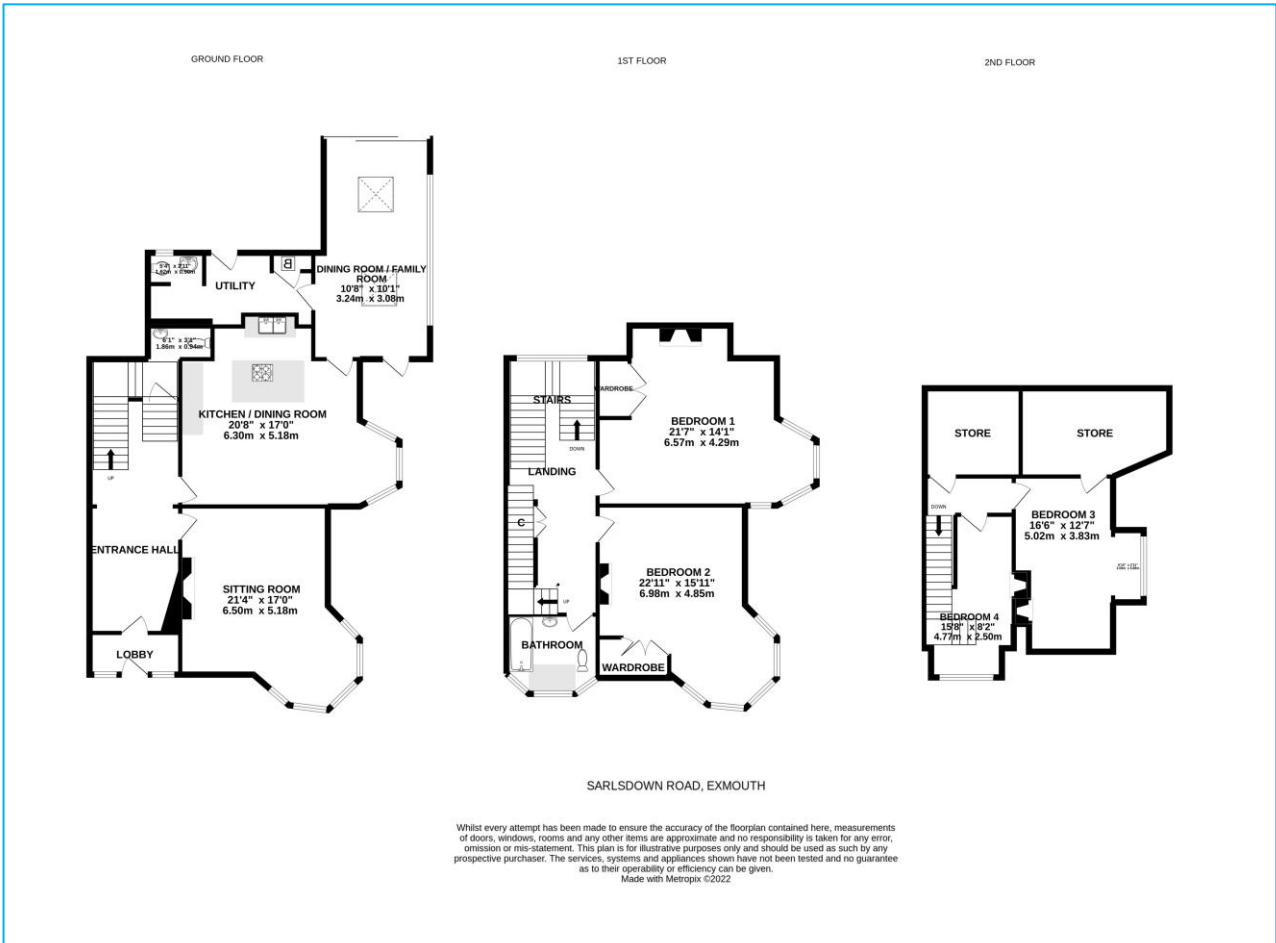
Your home may be repossessed if you do not keep up repayments on your mortgage

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**Agents Note**

These are draft particulars and are awaiting vendors verification

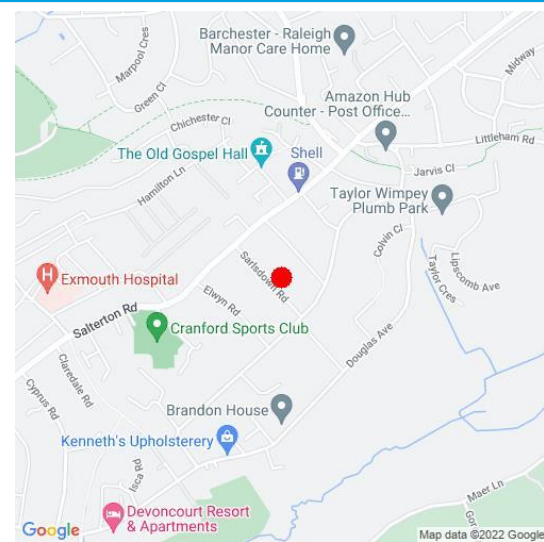




**Directions**

From our prominent Town Centre office, proceed up Rolle Street and turn left at the roundabout onto Salterton Road. proceed through the traffic lights, past The Cranford Sports Club, taking the second right into Sarltdown Road. The property will be found on the left hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-58) <b>F</b> (1-10) <b>G</b> Not energy efficient - higher running costs	
62	70
England & Wales EU Directive 2002/91/EC	



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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 guideline 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.