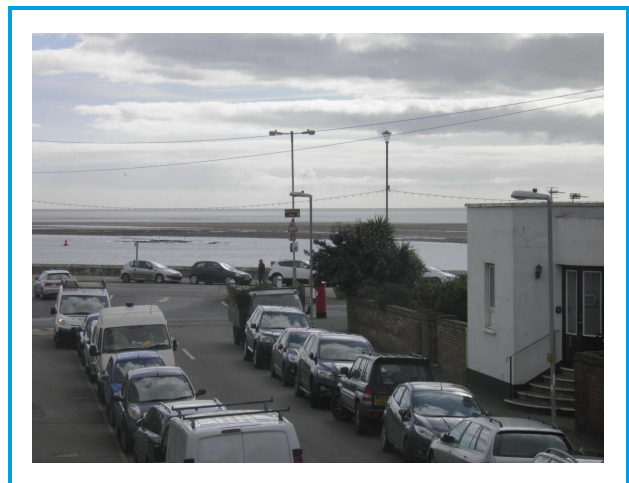
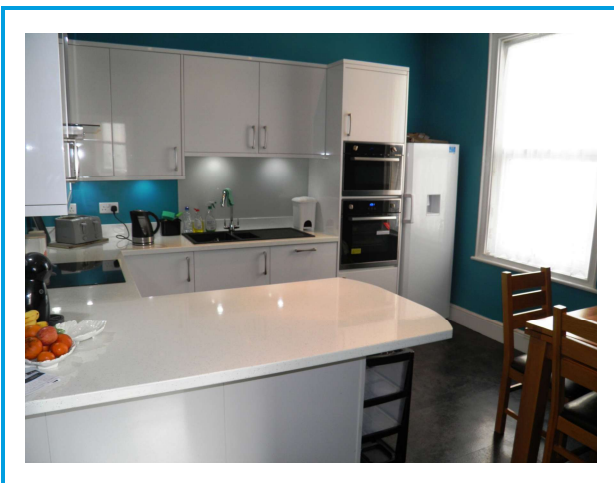
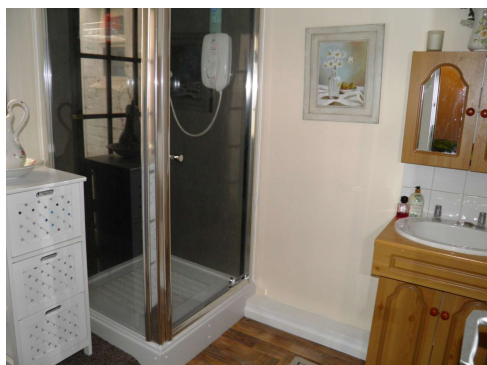


Price £379,950
Seaforth, 45 Morton Road, Exmouth, EX8 1BA



- Large Semi Detached, 3 Storey House • Close To Seafront, Handy For Town & Train Station
- Gas Central Heating & Double Glazing • 2 Reception Rooms & 2 Kitchen / Dining Rooms
- 3 Cloakrooms, 3 Shower Rooms & 8 Bedrooms • Small Courtyard With Summer House
- Ideal For Family Looking To Co - Inhabit • Viewing Advised



Ground Floor

uPVC double glazed front entrance door leading to:

Entrance Porch

Half glazed door leading to:

Entrance Hall

Window to side. Stairs rising to first floor. Telephone point. Doors leading to cloakroom, breakfast room and 2 bedrooms.

Cloakroom

Obscure glazed window to side. White suite comprising low level WC and wall mounted wash hand basin. Tiled splash backs. Radiator.

Living Room 14'4" (4.37m) x 13'3" (4.04m)

Window to front. Radiator. TV point. Vanity wash hand basin. Ornate coving.

Bedroom 1 12'2" (3.71m) x 11'11" (3.63m)

Window to rear. Radiator.

Bedroom 2 10'4" (3.15m) x 8'0" (2.44m)

Radiator. uPVC double glazed doors leading to:

En - Suite Shower Room 15'7" (4.75m) x 6'7" (2.01m)

Glazed external door to Courtyard. Recently fitted white suite comprising corner shower cubicle with electric shower unit, splash screen doors and splash backs, tiled to ceiling height. Vanity wash hand basin. Heated towel rail.

Kitchen 12'2" (3.71m) x 11'5" (3.48m)

Window to side. Cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel double bowl sink and single drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer and freestanding fridge / freezer etc. Tiled flooring. Airing cupboard housing the gas fired boiler, hot water tank and electric trip switch fuse box. Door leading to:

Rear Porch

uPVC double glazed external door to rear. Utility cupboard housing the industrial washing machine.

First Floor

Landing

2 Windows to side. Stairs rising to second floor. Doors leading to:

Cloakroom

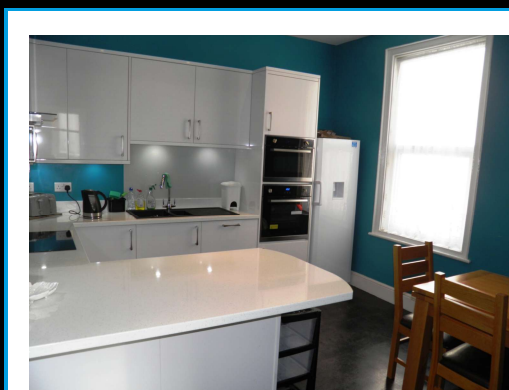
Obscure glazed window to side. White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Radiator.

Living Room 16'1" (4.9m) Into Bay x 11'4" (3.45m)

Walk - in bay window to front with Sea views. Radiator. TV point. Coved ceiling.

Kitchen / Dining Room 12'6" (3.81m) x 11'11" (3.63m)

Window to rear. Newly fitted cupboard and drawer storage units with Granite effect work surfaces, matching breakfast bar, splash backs and under unit lighting. Composite one and a half bowl



sink and single drainer unit with mixer tap (not drinking water). Built - in 4 ring Halogen hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Space for freestanding fridge / freezer etc.

Utility Room 10'2" (3.1m) x 6'11" (2.11m)

Window to front. Cupboard and drawer storage units with roll edged work surface. Space and plumbing for washing machine. Further space for appliances. Radiator.

Bedroom 3 11'3" (3.43m) x 9'5" (2.87m)

Window to rear. Radiator. Vanity wash hand basin.

Bedroom 4 7'11" (2.41m) x 7'10" (2.39m)

Window to side. Radiator.

Shower Room

Obscure glazed window to side. Shower cubicle comprising an electric shower unit with splash screen door and tiled to ceiling height. Vanity wash hand basin. Radiator. Extractor fan.

Second Floor

Landing

2 windows to side, 1 gaining Sea views. Access to loft space via trapdoor with ladder. Storage cupboards. Doors leading to:

Cloakroom

Obscure glazed window to side. White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Radiator.

Bedroom 5 13'5" (4.09m) x 12'7" (3.84m)

Window to front. Radiator. Vanity wash hand basin. TV point.

Bedroom 6 12'5" (3.78m) Max x 11'11" (3.63m) Max

Window to rear. Radiator. TV point.

Bedroom 7 11'5" (3.48m) x 10'2" (3.1m)

Window to rear. Radiator. TV point.

Bedroom 8 12'6" (3.81m) x 8'0" (2.44m)

Window to side. Radiator. TV point.

Shower Room 13'5" (4.09m) x 5'9" (1.75m)

Window to front. Shower cubicle with electric shower unit with tiled splash backs and splash screen door. Radiator. Vanity wash hand basin.

Externally

There is a small and enclosed Courtyard to the rear of the building, accessed via a timber garden gate and:

Studio 14'2" (4.32m) x 11'3" (3.43m)

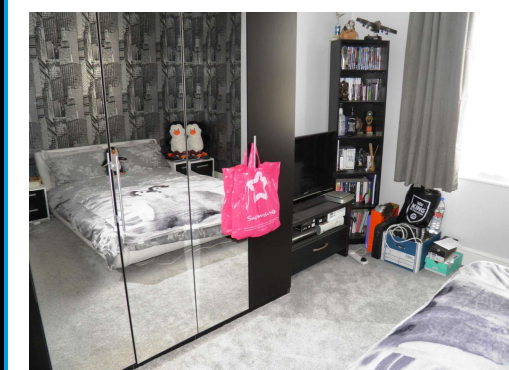
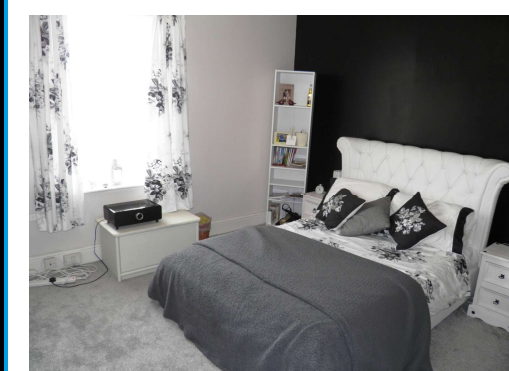
Double glazed external doors wo Courtyard, windows to either side. Power and light connected.

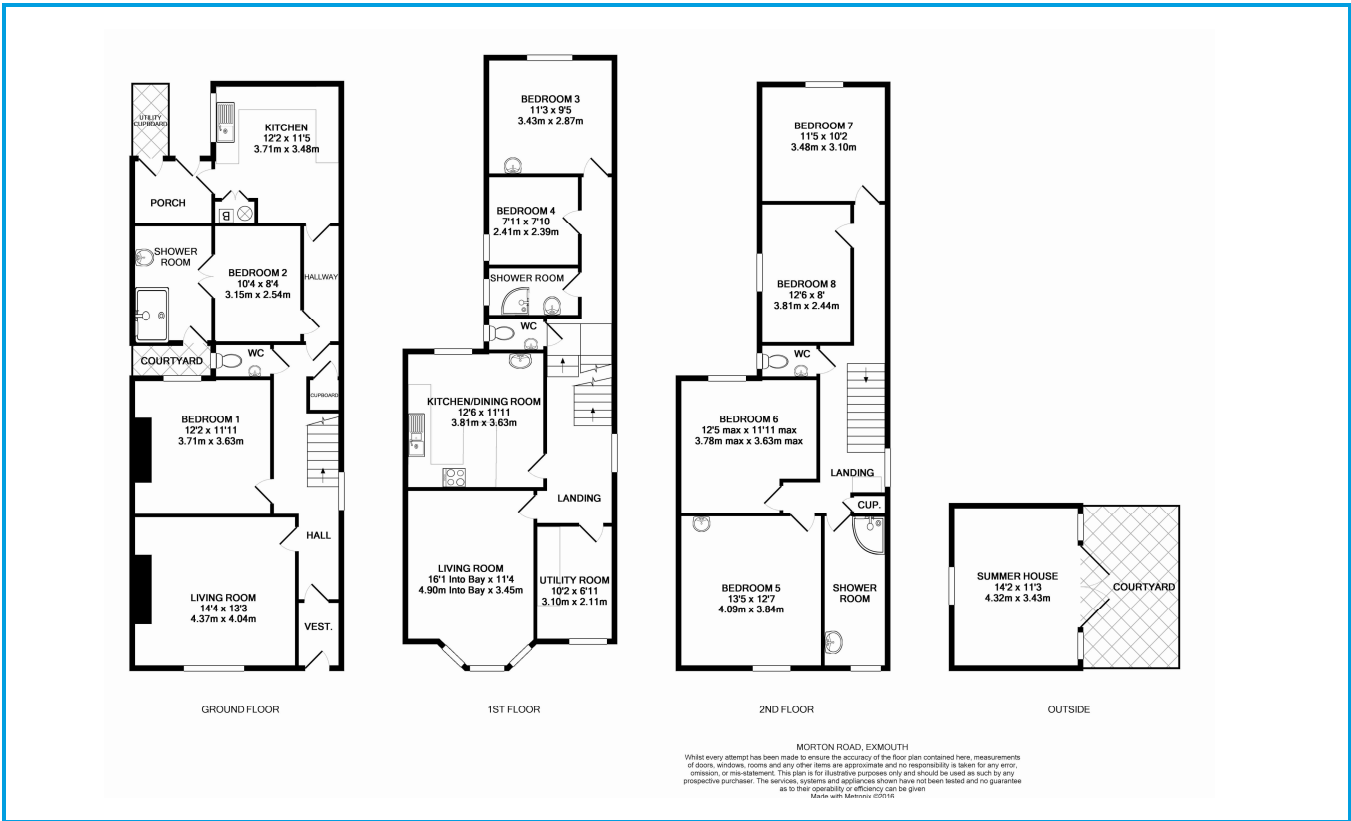
Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E



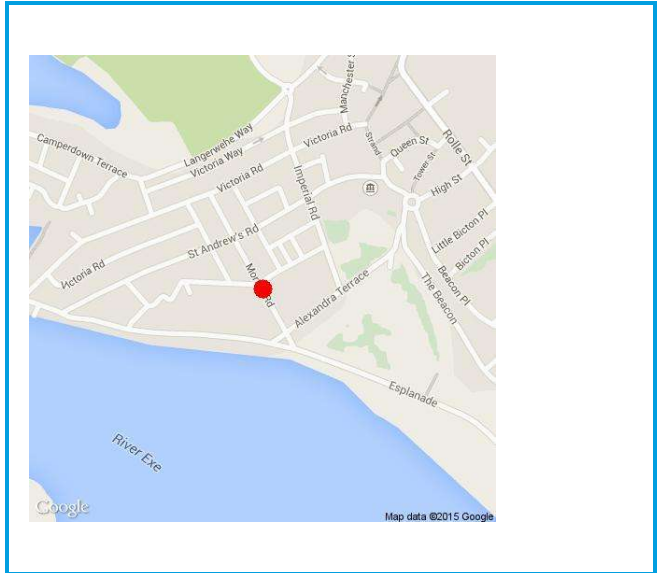


Directions

From our prominent Town Centre office, proceed to the Imperial roundabout by the bus station and turn left. At the next mini roundabout, turn left again. Take the third turning on the right into St Andrews Road and left into Morton Road where the property will be found on the left hand side clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(61-80)	B		
(41-60)	C		
(21-40)	D		
(11-20)	E		
	F		
	G		
Not energy efficient - higher running costs			
		33	76

England & Wales EU Directive 2002/91/EC



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 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.