

66 Salmon Pool Lane, St Leonards, Exeter, EX2 4SP



This excellent semi-detached family sized house is situated in Salmon Pool Lane, a highly favoured residential area within easy reach of the city centre and riverside walks. The accommodation comprises entrance porch, lounge, kitchen, conservatory, wet-room, office/studio, three double bedrooms, family bathroom, well maintained enclosed rear garden and off road parking. Early viewings are recommended to avoid disappointment.

Offers in the Region of £425,000 Freehold DCX01898

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Front garden

Mainly paved with inserted flower beds, pedestrian access to the front door, off road parking for one vehicle.

Entrance Porch

Accessed via a part frosted double glazed front door, side aspect uPVC double glazed window and a door through to the lounge.

Lounge 22' 5" x 12' 0" (6.824m x 3.653m)

Front aspect uPVC double glazed window, television point, built in units, spotlighting, bifold doors to the conservatory, door to the kitchen, stairs to the first floor landing, telephone point, Gas fireplace, coved ceiling and two radiators.



Conservatory 16' 4" x 7' 6" (4.977m x 2.295m)

Triple aspect uPVC double glazed windows with views over the rear garden, solid wood flooring, radiator and french doors leading to the garden.



Kitchen 12' 2" x 7' 11" (3.698m x 2.414m)

Rear aspect uPVC double glazed window, recently re-fitted range of eye and base level units with a stainless steel sink with a mixer tap and single drainer, marble effect work surfaces, integrated oven and hob with an extractor fan above, integrated fridge and freezer, dishwasher, wine chiller, spotlighting, doors to the inner hallway and the wet room.



Wetroom

Recently fitted with a shower, low level WC, wash hand basin with storage below, extractor fan and spotlighting.



Inner hallway

With doors to the front and the rear gardens, door to the Office/Studio.

Office/Studio 10' 8" x 7' 6" (3.263m x 2.287m)

Front aspect uPVC double glazed window, work top with a stainless steel sink with a mixer tap and single drainer, plumbing for a washing machine, further appliance space, large storage cupboard, spotlighting and radiator.



First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bathroom, large storage cupboard, cupboard housing the wall mounted boiler, access to the loft void above.

Bedroom One 14' 5" x 8' 10" (4.402m x 2.698m)

Front aspect uPVC double glazed window, floor to ceiling wardrobes with hanging space and overhead storage, telephone point, radiator.



Bedroom Two 13' 9" x 7' 8" (4.183m x 2.347m)

Rear Aspect uPVC double glazed window with a view over the rear garden, radiator.



Bedroom Three 11' 5" x 8' 2" (3.473m x 2.487m)

Front aspect uPVC double glazed window, radiator.



Family Bathroom

Rear aspect uPVC frosted double glazed window, modern three piece suite benefiting from panel enclosed bath with a mixer tap and hand held shower above, low level WC, wash hand basin with a mixer tap and storage below, part tiled walls, wall lights, heated towel rail.



Rear Garden

Private enclosed rear garden by panel fencing, large decked area ideal for entertaining, mature trees and shrub borders, lawned area, paved walk way through to the green house and wooden shed.



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