



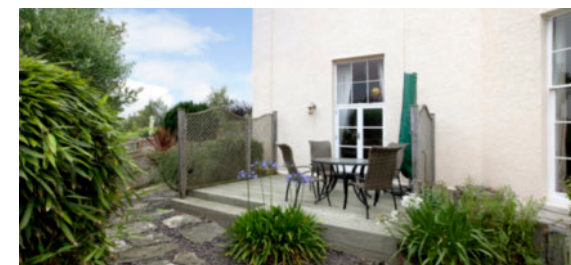
2 Gaveney House 5 Salterton Road

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ESTATES

2 Gaveney House

5 Salterton Road | Exmouth | EX8 2BW

£295,000



Property Summary

An imposing grade II listed Georgian building set within its own impressive private grounds. No.2 has been re-furbished and re-modelled by the present owner over the years to a wonderful standard which includes the creation of a modern en-suite shower room to the principal bedroom suite, also featuring two pairs of built-in wardrobes.

The refurbishment has also seen the creation of a bright and spacious open-plan living and dining area with feature fireplace, tall sash windows facing in a South and West direction flooding the room with light and patio doors which give direct access to grounds. There are even some glimpses to the sea.

The modern kitchen features built in appliances and a handsome breakfast bar which makes an ideal space from which to entertain.

Outside, from the brick pillared entrance, a substantial driveway sweeps around the circular level lawns and continues to one side of the property where you will find parking spaces for the residents and visitors with a single garage located in a courtyard beyond.

The remainder of the grounds are arranged in a variety of patios, sun terraces, large areas of lawn and a wide selection of shrubs, plants and mature trees.

Owners at Gaveney House enjoy one of the last truly privileged environments of a period home so close to the coast with such generous private grounds!

- Superbly Presented Garden Flat
- Two Double Bedrooms (Principal En-Suite)
- Separate Bathroom/WC
- Impressive Dual Aspect Open-Plan Living Space
- Tall Ceilings & Sash Windows
- Stylish Open-Plan Kitchen With Large Breakfast Bar
- Close To Seafront & Town
- Residents Parking & Single Garage
- Long Lease & 1/4 Share In Freehold





Out & About

Exmouth is situated on the East Devon Coast, where the River Exe meets the sea. The town offers a diverse selection of shops, places to eat and things to do. The long list of activities on offer includes top quality water sports such as sailing, windsurfing, paddle boarding and kite-surfing, fantastic routes for cycling and walking, internationally-acclaimed nature reserves and unique cultural events as well as two miles of stunning beach that are a joy whatever the weather. The new Sideshore development offers space to eat, meet and enjoy the beach starting at the beach bar, café and restaurant run by Michael Caines to Edge Watersports run by World champion kite surfer Steph Bridge and her family offering watersports tuition and equipment hire. The prestigious Exmouth Marina development overlooking the mouth of the River Exe Estuary has provided even greater choice for sailing enthusiasts with 12-month berthing, servicing and chandlery facilities, on-site parking and a lovely range of shopping and dining facilities including the famous Rockfish restaurant by Mitch Tonks located on the waters edge. Seasonal water taxi services also provide access to Starcross and the famous River Exe 'floating' cafe.

The town has its own hospital in addition to excellent transport links including a rail line direct to the Cathedral City of Exeter, stopping at the many sought after estuary-side villages along the way.

On The Doorstep

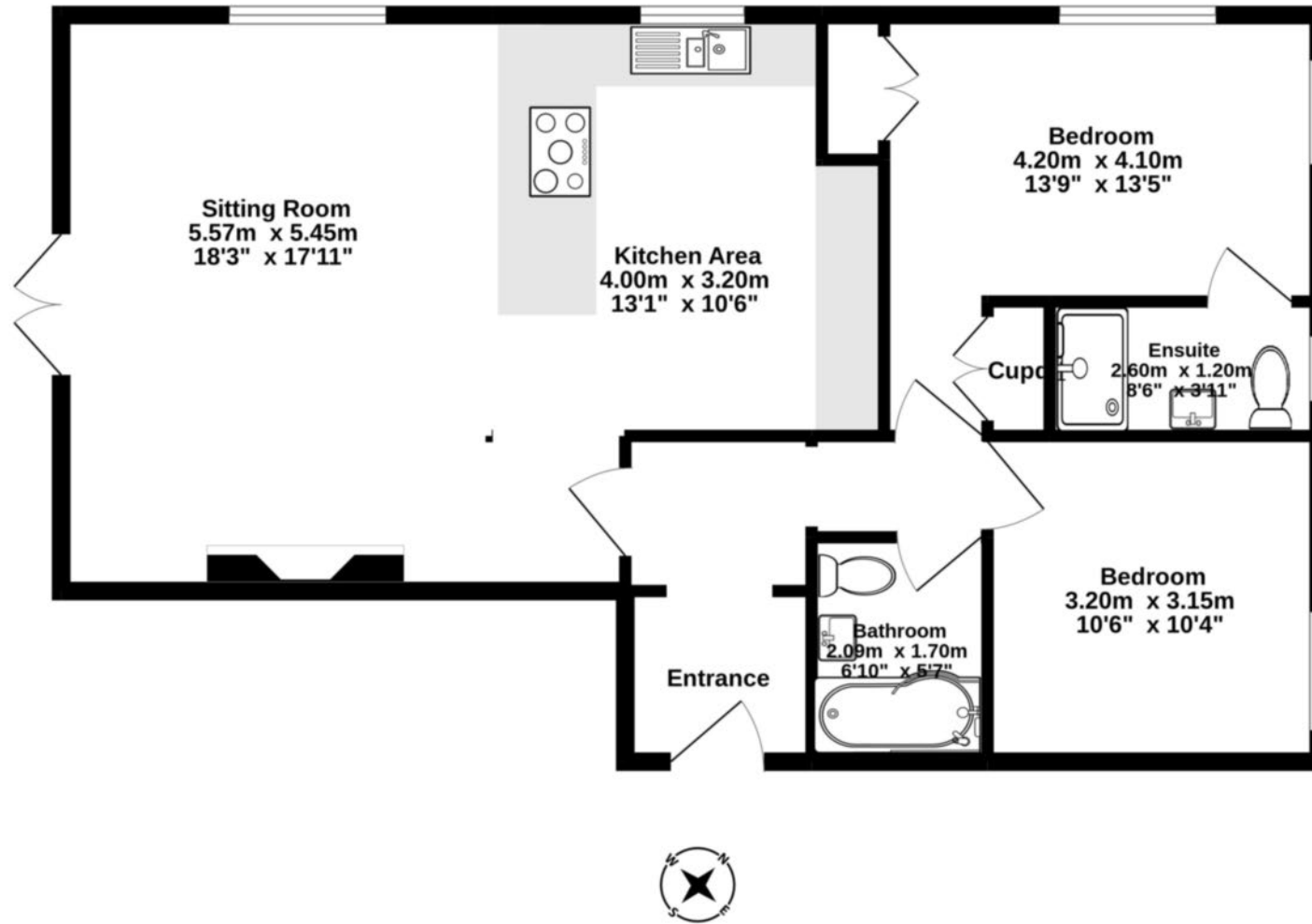
Situated close to one of Exmouth's most sought after residential areas Salterton Road enjoys convenient access to the coast, seafront and town only minutes from the front door. Gaveney House enjoys a true 'hidden gem' of a location. A bus route to the town centre and Budleigh is only a short walk away with connecting links via both bus and train along the Tarka Line passing the Exe Estuary Villages of Lymestone and Topsham and onward into the City of Exeter. The new multi-million pound Deaf Academy development is also within easy reach as are a good selection of local primary and secondary schools.

Directions

Upon reaching Exmouth on the main Exeter Road (A376) follow the signs to the seafront. Keeping the beach on your right hand side turn left shortly after The Pavilion into Carlton Hill. At the roundabout take the second exit which continues straight into Salterton Road. Gaveney House can be found a short way along on the left hand side.



Ground Floor
83.0 sq.m. (893 sq.ft.) approx.



TOTAL FLOOR AREA : 83.0 sq.m. (893 sq.ft.) approx.

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Please Note

These details have been supplied by the vendors. We have not had sight of any title deeds or documents to verify this information. All parties are advised to obtain independent verification of any details pertinent to their interest in the property.

Tenure: 999 Lease from 1989 with 1/4 share in freehold title.

Council Tax Band: C

EPC Rating: D

Monthly Outgoings: Ground Rent; Peppercorn. Service Charge: The service charge is to be established soon by the managing agent Eaton Terry Clarke. However, they have indicated this will probably be around £1900 P/A.