



STAGS

Halki House



Halki House

12 Sarltdown Road, Exmouth, EX8 2HY

Exeter 12 miles Exmouth beach 1 mile

- Sought after tree lined avenue
- Spacious and versatile layout
- 4 Bedrooms
- Over 2,300 sq ft of accommodation
- Delightful gardens
- Ample parking and detached garage

Guide price £650,000

SITUATION

Sarltdown Road is situated in the popular residential area known as 'The Avenues' which provides an array of stylish and substantial family homes lying along the south east boundary of Exmouth, the area is designated as one of the Residential Areas of Special Character within Exmouth. Exmouth is located in East Devon approximately ten miles to the south of the cathedral and university city of Exeter. The town is bounded to the west by the estuary of the River Exe, to the south by Lyme Bay and the English Channel, to the north by Woodbury Common (Site of Special Scientific Interest) and to the east by land designated not only as a Coastal Preservation Area and an Area of Outstanding Natural Beauty but recognised internationally as a World Heritage Site. There are railway stations at Exmouth and Lypstone that provide a regular link to Exeter, which has services to London (Waterloo and Paddington).

DESCRIPTION

Halki House is a wonderful detached property. This well presented and bright family home offers a spacious and versatile layout of accommodation of just over 2,300sq ft arranged with an impressive open plan sitting/dining room, with a charming garden room off, kitchen/breakfast room, utility, generous master suite, 3 further bedrooms and a further bathroom. The enclosed plot provides ample parking and detached garage to the front and a mature and delightful rear garden.



An elegant home located on a tree lined avenue in an extremely sought after location





ACCOMMODATION

A predominantly glazed porch opens into an inviting entrance hall with stairs to the first floor and two generous storage cupboards plus cloakroom. Double doors open to the impressive sitting/dining room. The sitting area has a dual aspect with garden views with steps and a small decorative timber balustrade leading up to a raised dining area finished with timber flooring, enjoying a rear aspect with garden views. Off the sitting room, via double sliding doors, is a charming garden room, predominantly glazed, with sliding doors to the rear garden. The kitchen/breakfast room can be accessed from the hall or the dining room, offering an array of matching base and wall units, double oven, electric hob, space for larger fridge and space for a tall fridge/freezer. The utility provides a worktop with space and plumbing for further appliances, a wall-mounted boiler and a door to the rear garden.

The first floor gallery-style landing has a front aspect window and an airing cupboard. The impressive master suite has a rear aspect, a wonderful dressing room with a large array of fitted wardrobes and a rear aspect plus a contemporary en suite providing a walk-in shower, wc, ladder-style radiator and a basin with storage units. Bedrooms 2 & 3 are generous rooms both with a front aspect. Bedroom 4 has a dual aspect, one obscured window and one with garden views, currently used as a study. The contemporary family bathroom is arranged with a bath, walk-in shower, wc and basin with storage units.

OUTSIDE

A gated entrance leads to a gravel drive and turning area with ample parking, pedestrian gate to the rear garden and a delightful raised brick paved patio, enclosed with established hedge and timber fencing. A detached garage of (18'5" x 12'5"/5.61m x 3.78m) has an electronic up-and-over door and a rear pedestrian door. The mature rear garden has a wonderful patio area with awning, an area of lawn and established planted borders. To the left of the property is a gravel path and bin store. To the right of the property is a further gravel and paved path with established planters on one side and a timber shed.

SERVICES

All mains services are connected. Gas-fired central heating.

AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is connected to Stags.

DIRECTIONS

From Exeter and the M5 proceed on the Exmouth Road (A376) towards Exmouth. Pass through the villages of Exton and Lympstone. On reaching Exmouth, turn left down Gipsy Lane towards the town centre. Take Marlpool Hill around Phear Park then turn left onto Salterton Road (B3178). After a short while, turn right onto Sarltsdown Road where the property is located on the right.





These particulars are a guide only and should not be relied upon for any purpose.



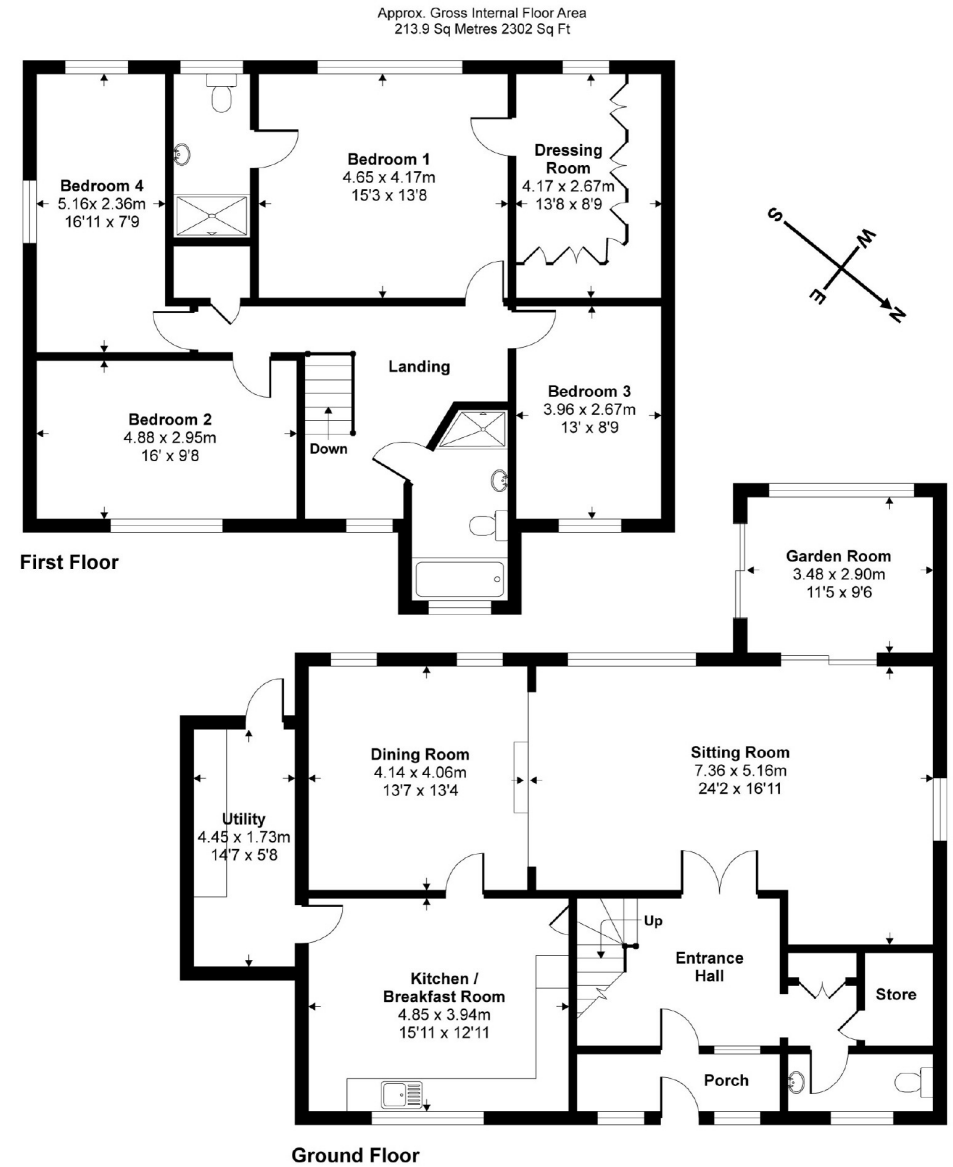
Stags

21/22 Southernhay West, Exeter, Devon,
EX1 1PR

Tel: 01392 255202

exeter@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	73	81
EU Directive 2002/91/EC		



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale