

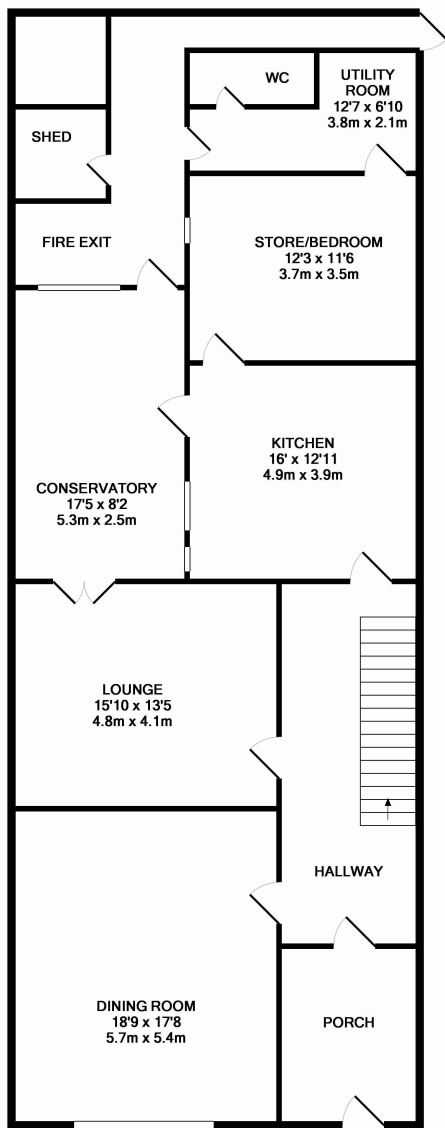
Clinton House, Morton Road, Exmouth, EX8
Guide Price of £375,000, Freehold



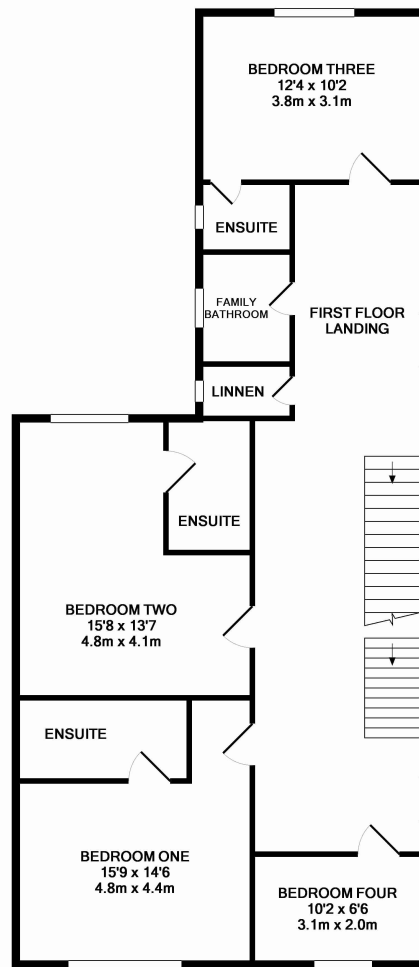
We are delighted to offer, for sale, this large end of terrace Victorian property, that currently operates as a guest house and has the benefit of detailed planning permission (ref:15/1603/COU) to create a house of multiple occupancy.



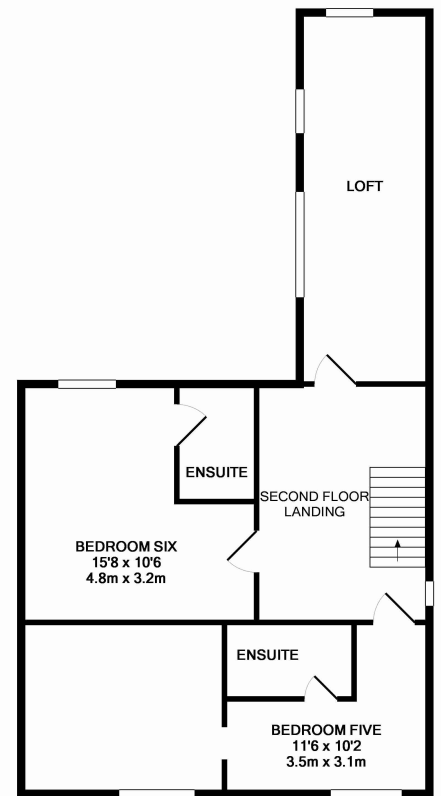




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Long Description

WELCOME TO CLINTON HOUSE. A FANTASTIC LIFESTYLE PURCHASE, AN INVESTMENT OPPORTUNITY OR A STUNNING FAMILY HOME BY THE SEA!

DESCRIPTION

We are delighted to offer, for sale, this large end of terrace Victorian property, that currently operates as a guest house and has the benefit of detailed planning permission (ref:15/1603/COU) to create a house of multiple occupancy. However, some interested parties may prefer to simply keep the house to create a fabulous family home or to keep this as a guest house.

The property is situated within close level proximity of local amenities, schools and seafront.

This versatile home benefits from UPVC double glazing and gas central heating. Internally the property comprises of a large kitchen, 2 reception rooms, conservatory, utility, store room, five double bedrooms with en suite facilities, one single bedroom, family bathroom and loft space for storage. Externally there is a courtyard with a storage shed at the rear and a low maintenance front garden.

We highly recommend a viewing to fully understand what is on offer here. Please call us on 01395 898 120.

SITUATION

Exmouth is a popular and highly commutable coastal town that is well known for its two miles of sandy beach. The property itself sits within Morton Road, regarded as a convenient location only 0.3 miles from the town centre with its variety of shops, bars, cafes, restaurants and other leisure facilities. The seafront is only 440 ft. away, and Exmouth train station only 0.4 miles away, providing easy access to the nearby Cathedral City of Exeter and beyond. Exeter international airport is approx. 10.5 miles away. For keen walkers there is access nearby to many miles of coastal paths starting at 'the Geoneedle' at Orcombe point, which indicates the start of the Jurassic Coast World Heritage site. The Exe estuary, has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path that leads all the way to Topsham and connects up with the Exeter cycle routes to Dawlish.

As it is befitting for a real coastal town, there are plenty of opportunities to enjoy a large variety of water sports.

ACCOMMODATION

Ground floor

Entrance porch

Entrance is gained via a white UPVC door with glass inset to the entrance porch comprising of a decorative coved ceiling, tiled flooring and ceiling mounted light. Further there is a solid wooden door with glass inset giving access to the hallway.

Hallway

Having a radiator, power point, smoke alarm, carbon monoxide alarm and a control panel for the fire alarm. Providing access to all the ground floor accommodation and provides access via the stairs to the first floor landing and the second floor landing.

Dining room 18'09" x 17'08" (measured from bay window)

Large and light dining room having a large UPVC double glazed bay window to the front aspect, comprising of a coved ceiling, picture rail, radiator and a light coloured marble fire place with a gas fire installed. Storage cupboard, smoke alarm, a good range of power points, ceiling mounted light fixture incorporating a ceiling fan, telephone point and TV point.

Lounge 15'10" x 13'05"

With a picture rail, wooden fire place incorporating a gas fire, radiator, a range of power points, TV point, wall and ceiling mounted lighting and a smoke alarm. French door opening out towards the conservatory.

Conservatory 17'05" x 8'02"

Wooden construction between kitchen and lounge with transparent roofing for maximum light absorption having a UPVC double glazed window with door opening up to the courtyard and the kitchen. Is currently used as an office space and further comprises of a range of power points and a ceiling mounted light fixture.

Kitchen 16' x 12'11"

Large kitchen having a window towards the side aspect facing the conservatory, a comprehensive range of base and eye level cabinets, with complementing roll edge wood laminated work tops, integrating a two bowl stainless steel sink with tap and drainer, and set within a tiled back splash surround with integrated power points. Space with gas point and extractor fan for a double range style cooker. There are also a few recessed spaces for fridges or freezers as well as plumbing for a dishwasher. Smoke alarm, ceiling mounted fan and lighting.

Store 12'03" x 11'06"

Because of the size, this store room is currently used as the owners' accommodation. With a UPVC double glazed window to the side aspect of the property facing the courtyard, comprising of a radiator, built-in storage cupboard, power points, TV point, a ceiling mounted light and smoke alarm. Door to utility.

Utility 12'07" x 6'10"

With a window to the side elevation and a door opening up to the courtyard. Comprising of shelving and plumbing for washing machine and dryer. This utility room also incorporates the downstairs WC including a pedestal wash basin and a shower unit. Radiator and a ceiling mounted light.

First floor

First floor landing

With two UPVC double glazed windows to the side elevation, radiator, smoke alarm, power point, carbon monoxide alarm, security light and ceiling mounted lighting. Provides access to all first floor bedrooms, linen closet and family bathroom.

Bedroom One 15'09" x 14'06" (measured from bay window)

Having a UPVC double glazed bay window to the front aspect, incorporating a picture rail, radiator, power points, ceiling mounted light and smoke alarm. With en-suite shower room.

En-suite

Having a three piece suite comprising of a low level WC, shower cubicle, vanity unit with integrated wash hand basin with taps and underneath storage facility. Tiled splash backs with integrated mirror and top light with shaver socket, towel rail, shelving, radiator, extractor fan and ceiling mounted light fitting.

Bedroom Two 15'08" x 13'07"

With UPVC double glazed window to the rear aspect, comprising of a picture rail, built-in wardrobe, radiator, power points, TV point, ceiling mounted light and smoke alarm. With en-suite shower room.

En-suite

With a three piece suite incorporating a WC, pedestal wash hand basin and a shower unit all set within a tiled surround. Extractor fan and ceiling mounted light.

Bedroom Three 12'04" x 10'02"

UPVC double glazed window to the rear aspect of the property, comprising of a coved ceiling with ceiling mounted lighting and smoke alarm, radiator, power points and TV point. En-suite shower room.

En-suite

Obscured UPVC double glazed window to side aspect comprising of a three piece suite, including a low level WC, pedestal wash basin and a shower unit, all set in a tiled surround. Radiator, extractor fan and ceiling mounted light.

Bedroom Four 10'02" x 6'06"

Single bedroom with UPVC double glazed window to the front aspect comprising of a pedestal wash

basin with tap and tiled splash back, radiator, power point, TV point, ceiling mounted light fitting and smoke alarm.

Family bathroom

Obscured double glazed window to the side aspect, incorporating a three piece suite comprising of a low level WC, pedestal wash hand basin with mixer tap and panelled bath with shower function, all set within a light coloured tiled surround. Towel rail, radiator and a ceiling mounted light.

Linen closet

With double glazed window to the side aspect, incorporating shelving for linen storage, power point, ceiling mounted light, housing gas boiler and smoke alarm.

Second floor

Second floor landing

Provides access to bedroom five, six and further to the useful loft space. Having a UPVC double glazed window to the side aspect, power point, fire alarm, smoke alarm and a ceiling mounted light fitting.

Bedroom Five 11'06" x 10'02" and 11'03" x 11'05"

Large family bedroom suite divided into two bedrooms and en-suite facility. With three double glazed UPVC windows, two to the front aspect and one to the side aspect of the property, two radiators, a range of power points, two TV points, ceiling mounted light fittings and smoke alarm.

En-suite

A three piece suite comprising of a low level WC, pedestal wash hand basin with taps and shower unit with electric shower over, all set within a light coloured tiled surround. Extractor fan and ceiling mounted light fixture.

Bedroom Six 15'08" x 10'06"

Twin room with en-suite facilities. Having a UPVC double glazed window to the rear. Comprising of a picture rail, radiator, power points, TV point, smoke alarm and ceiling mounted light fitting. Also with pedestal wash hand basin with taps, mirror and top light with integrated shaver socket set against a tiled splash back.

En-suite

Two piece suite comprising of a low level WC and shower unit with electric shower over, all set within a tiled surround. Ceiling mounted light fitting.

Outside

At the rear of the property is a courtyard with a shed providing good storage. This courtyard can be accessed via a gate on the side aspect that also has a function as a fire escape.

To the front of the property is a small low maintenance garden with some shrubs and potted plants.

Services

Mains water, electricity and drainage and gas central heating.

Directions

Head south-east on Exmouth Road on the A376 towards Courtlands Lane and continue to follow the A376. At the roundabout take the 2nd exit onto Imperial Road, at the roundabout take the 1st exit and stay on Imperial Road, turn right onto St Andrew's Road, turn left onto Morton Road and your destination will be on the right.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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