

**"A Business Built Upon Recommendations!"**



**, Budleigh Salterton, EX9 6NG**

**Price on application**

\*\*\*\* NEW TO MARKET \*\*\*\* BUDLEIGH SALTERTON \*\*\*\* SOLE SELLING AGENTS \*\*\*\* We are delighted to offer this beautifully enhanced four bedroom ultimate detached family home to the market. The property has been loved and enjoyed by the same family and this is the first time it has been available to the open market for many decades. The property has been the subject of a rigorous programme of extensive extension and refurbishment and cleverly redesigned to the ground floor accommodation which will appeal to a large cross section of prospective buyers. The property enjoys a well proportioned private cushioned plot with a large double driveway to the front plus large double garage offering further potential as the current owners made sure that there are extra footings beneath to have the option of creating a self contained annexe. Full sales particulars can be made available upon request, We act on behalf of our clients who on this occasion appreciate their privacy. We are able to book accompanied viewings on this property and a NO CHAIN situation is possible. Please contact Sarah Dunn on 01395 720022 or [sarah@sarah-dunn.co.uk](mailto:sarah@sarah-dunn.co.uk) for more information. Thank you.



## GENERAL DESCRIPTION



## LOCATION



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This ultimate four bedroom detached family home is set in an easily accessible location within close proximity of Budleigh Saltertons wonderful seafront in this popular traditional seaside Town. situated on the South Coast of East Devon, where the River Exe meets the sea. Budleigh Salterton itself is a traditional resort with promenade, elegant Georgian architecture and a bustling traditional High Street.. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

## ENTRANCE PORCH



A canopied entrance porch leads to the entrance porch. A traditional entrance porch with solid oak original door to the front elevation with upper glass obscured windows to the front elevation. Original parquet flooring. Cloak hanging space. Panelled door gives access to the reception hall.

## RECEPTION HALLWAY



A traditional reception hallway with UPVC replacement double glazed window to the side elevation. Radiator. Parquet flooring. Under stairs storage cupboard. Wall mounted thermostat control. Staircase leads to the first floor and galleried first floor landing. Ceiling light. Doors to ground floor rooms. Power points.

## RECEPTION HALLWAY





## RECEPTION HALLWAY



## DOWNSTAIRS CLOAKROOM



A good size downstairs cloakroom with uniformed parquet flooring from the reception hall. Coat hanging space. Pedestal wash hand basin. Low level wc. Radiator. Ceiling light. UPVC replacement double glazed obscured window to the front elevation.

## LOUNGE

28'3 x 16'8 (8.61m x 5.08m)



A splendid size with dual aspect. UPVC replacement double glazed door to the front elevation. UPVC replacement double glazed bay window overlooking the garden. UPVC replacement double glazed door and window



leads to the garden. Two radiators. Ample power points. Gas fire with fireplace surround. TV point. Door leads to the Dining room.

#### LOUNGE



#### LOUNGE



#### LOUNGE



#### DINING ROOM

16'0" x 13'4" (4.88m x 4.06m)



A further lovely sized reception room. UPVC double glazed window overlooking the rear garden. Door gives access to the kitchen. Power points. Radiator. Coved ceiling. Ceiling light. Door gives access to the kitchen. Door gives access to the study.

#### DINING ROOM





## DINING ROOM



## STUDY

15'2" x 9'1" (4.62m x 2.77m)



A great study located at the back of the property with dual aspect overlooking the rear and side gardens. UPVC replacement double glazed door and window overlook and lead to the rear garden. Further UPVC double glazed window to the side elevation. UPVC double glazed door gives access to the conservatory. Power points. Radiator. BT point.

## KITCHEN/BREAKFAST FAMILY ROOM

21'6 x 18'8 max (6.55m x 5.69m max)



## KITCHEN/BREAKFAST FAMILY ROOM



A particularly spacious kitchen/family/breakfast room with comprehensive matching range of wall base drawer and display units incorporating a single drainer sink unit with mixer tap over. Colour coordinated rolled edge work top surfaces and tiled walls. Vinyl floor covering. Ample power points. "AGA" with built in recess tiled surround. UPVC replacement double glazed window to the side elevation. UPVC replacement double glazed door gives access to the conservatory. Further appliance space. A great size kitchen for a cook with lots of worktop space. Archway leads to the inner lobby/utility room.



**KITCHEN/BREAKFAST FAMILY ROOM**



**INNER LOBBY/UTILITY ROOM**

9'11" x 10'0" (3.02m x 3.05m)



**INNER LOBBY/UTILITY ROOM**



**KITCHEN/BREAKFAST FAMILY ROOM**



This area has lots of potential however is currently used as a conventional utility room. This area connects to the attached double garage so therefore could easily be utilised for extra space if the double garage was to be converted to a self contained annexe. UPVC replacement double glazed window and door to the front elevation. UPVC replacement double glazed window and door gives access to the front driveway. Door gives access to the double garage. Range of wall base and drawer units incorporating a single drainer sink unit. Access to loft



space above. Space and plumbing for automatic washing machine. Further appliance space. Wall mounted "Worcester" combination boiler serving domestic hot water and central heating throughout the property.

#### CONSERVATORY

10'1" x 8'0" (3.07m x 2.44m)



A delightful UPVC double glazed conservatory with pitched roof and windows giving a lovely view over the rear gardens. Radiator. Power points. UPVC double glazed door to the rear garden. UPVC double glazed door gives access to the study. As the property has plentiful reception rooms this conservatory is a very relaxing room to escape for peace and quiet over looking the gardens.

#### CONSERVATORY



#### CONSERVATORY



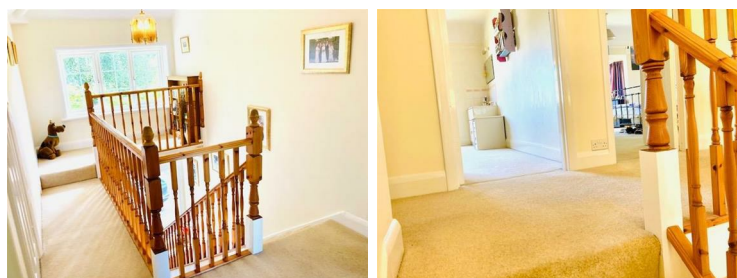


**GALLERIED FIRST FLOOR LANDING**

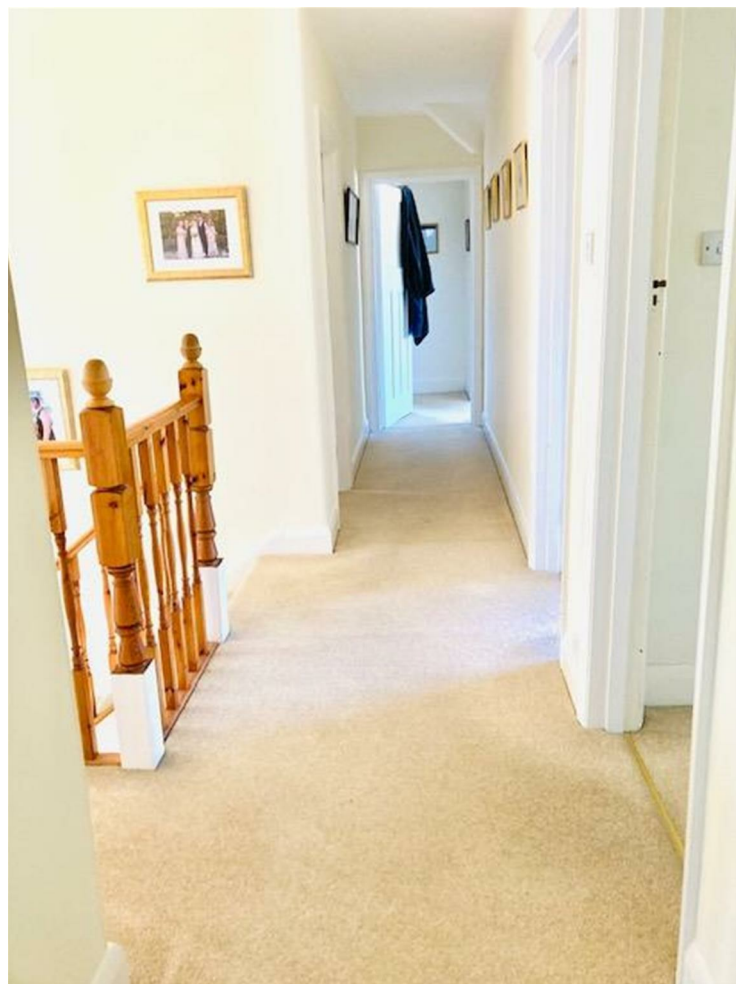


A lovely feature of the first floor making a further work from home space/office area or fantastic as it is. Storage cupboard. Ceiling light. Power points. UPVC replacement double glazed window to the front elevation.

**GALLERIED FIRST FLOOR LANDING**



**GALLERIED FIRST FLOOR LANDING**



**MASTER BEDROOM**

17'3 max x 14'6 exc en suite (5.26m max x 4.42m exc en suite )



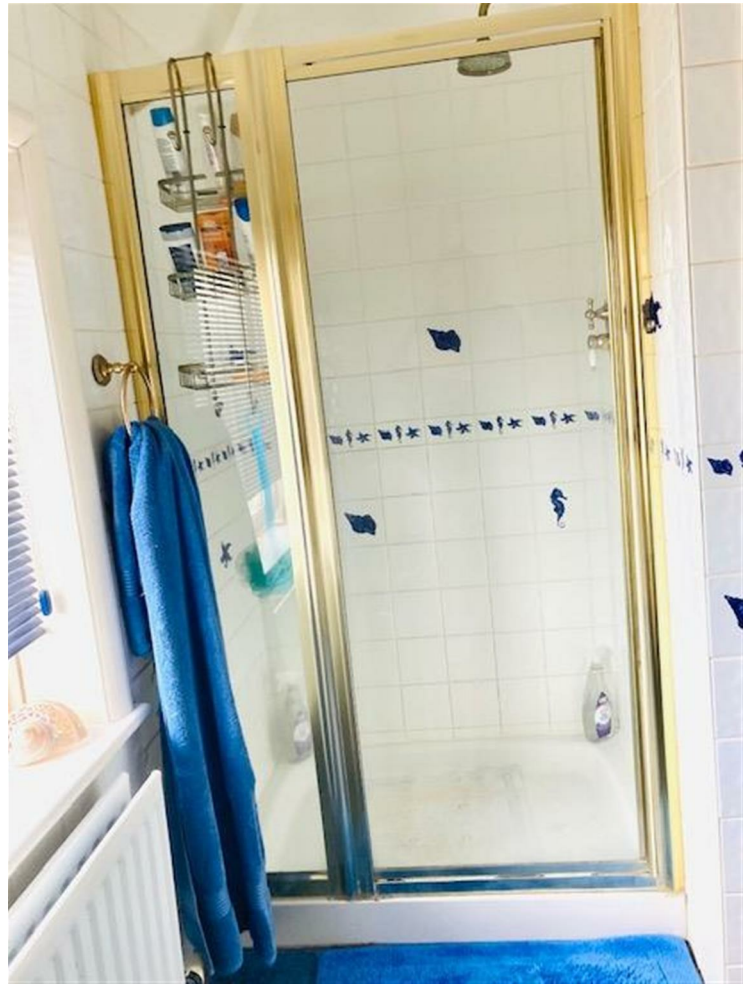
UPVC replacement double glazed window overlooking the rear garden. Radiator. Power points. Selection of built in furniture incorporating a vanity wash hand basin. Inner hallway leads to the ensuite bathroom.



## MASTER BEDROOM



## EN SUITE BATHROOM



## EN SUITE BATHROOM

9'11 x 6'0 (3.02m x 1.83m)



A good size full ensuite bathroom comprising of a suite consisting of a jacuzzi bath. Double shower cubical with power shower over, Vanity wash hand basin with vanity storage cupboards under and over incorporating a mirror. Bidet. Low level enclosed wc. UPVC double glazed obscured window to the rear elevation.

## ENSUITE BATHROOM



## BEDROOM 2

17'9" x 14'0" (5.41m x 4.27m)

UPVC double glazed window to the rear with views over the hills beyond. Range of built in furniture incorporating a vanity wash hand basin. Radiator. Power points. Ceiling light.

## BEDROOM 2

## BEDROOM 2

## BEDROOM 2



### BEDROOM 3

14'0" x 16'3" (4.27m x 4.95m)



UPVC replacement double glazed window overlooking the rear plus a UPVC double glazed replacement double glazed window to the side. Range of bedroom furniture incorporating a vanity wash hand basin. Radiator. Power points, Ceiling light.

### BEDROOM 3



### BEDROOM 4



### FAMILY BATHROOM

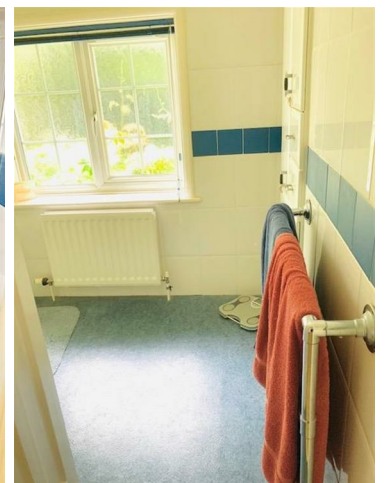


### BEDROOM 4

12'1" x 9'4" (3.68m x 2.84m)



### FAMILY BATHROOM



UPVC replacement double glazed window to the side elevation. Ceiling light. Power points. Built in wardrobe.



DOUBLE GARAGE



REAR GARDEN



FRONT & SIDE GARDENS



REAR GARDEN



FRONT & SIDE GARDENS



REAR GARDEN





REAR GARDEN



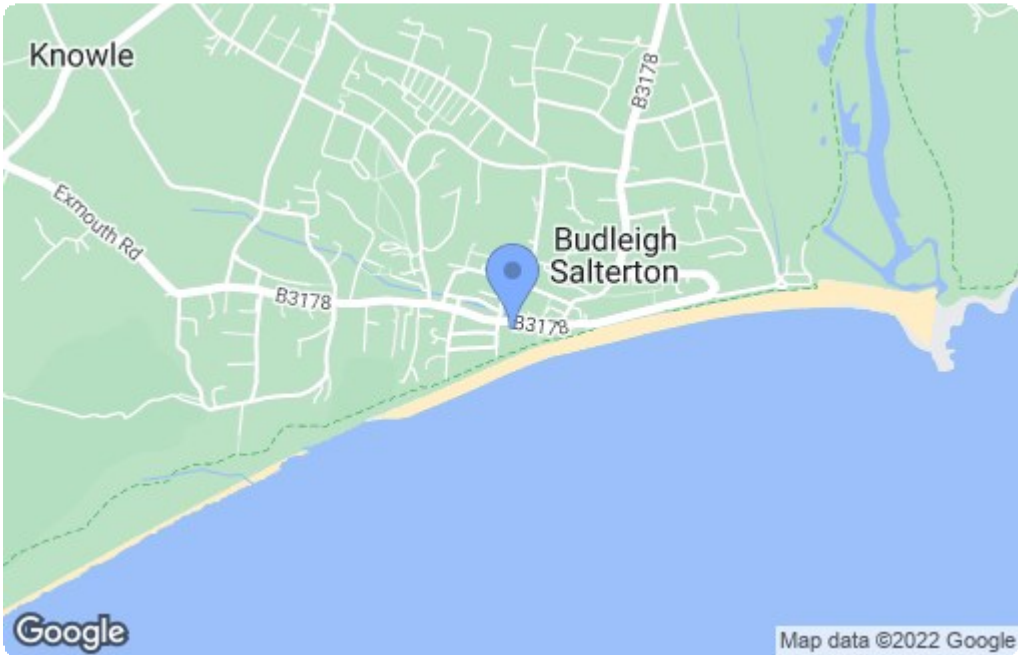
REAR GARDEN



ENERGY PERFORMANCE CERTIFICATE

FLOORPLAN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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