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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









Sleap Hill cottage Sleap Hill, Budleigh Salterton, EX9 7BE

£1,700 Per month

*** TO LET **** INCLUSIVE OF ALL BILLS **** NEW TO THE MARKET THIS AFTERNOON ** EAST BUDLEIGH/OTTERTON ** £1,700 INCLUSIVE OF ALL BILLS **** A wonderful opportunity to acquire this winter let **** A charming period two double bedroom cottage in this stunning location. Fully furnished and luxuriously appointed and equipped throughout. Located close to the Jurassic coastline and areas of outstanding beauty. Well proportioned accommodation to include a downstairs cloakroom. Located on the fringes of this most sought after village of Otterton surrounded by outstanding areas of beauty to include countryside wonderful walks and coastline **

GENERAL DESCRIPTION

*** TO LET **** INCLUSIVE OF ALL BILLS **** NEW TO THE MARKET THIS AFTERNOON ** EAST BUDLEIGH/OTTERTON **** available NOW ** £1,700 INCLUSIVE OF ALL BILLS **** A wonderful opportunity to acquire this winter let **** A charming period two double bedroom cottage in this stunning location. Fully furnished and luxuriously appointed and equipped throughout. Located close to the Jurassic coastline and areas of outstanding beauty. Well proportioned accommodation to include a downstairs cloakroom. Located on the fringes of this most sought after village of Otterton surrounded by outstanding areas of beauty to include countryside wonderful walks and coastline ** OTTERTON is simply a very special traditional East Devonshire village with a lovely local pub and village store situated on the fringes of Budleigh Salterton and Sidmouth. ** Lovely enclosed gardens ** The attached photographs speak for themselves. ** We operate a seven day a week accompanied viewing service for your convenience ** 01395 720022 sarah@sarah-dunn.co.uk find our offices at 14 Fore Street, Budleigh Salterton next door to Tesco's express .

LOCATION





A perfect location for walking and birdwatching along the River Otter, exploring the South West Coast Path or just relaxing. Few minutes walk to a local pub and village store plus the delightful Otterton Mill. Locations nearby include Woodbury Park & Golf Club, Bicton Botonical Gardens, Woodbury Castle, Sidmouth, Exmouth, Exeter City Centre and Killerton Gardens. The M5 motorway and Exeter airport are also close by.

OTTERTON VILLAGE & RIVER




Otterton is a delightful and charming small traditional East Devonshire Village cushioned by the River Otter where in recent years the "Beavers" have re taken residence and work in the natural dredging of the River combined with the River and Estuary being transformed into a nature reserve partly to control and eliminate any flood risks.

GENERAL LOCATION/BUDLEIGH SALTERTON & EXMOUTH



EAST BUDLEIGH/OTTERTON is set in an easily accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. 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.

BICTON COLLEGE IS LOCATED CLOSE BY



The beautiful Bicton College and gardens estate is located close by. Providing a varied and wide range of professional training courses including agriculture and countryside management. Veterinary nursing and equestrian management amongst many.

LADRAM BAY/HEALTH CLUB & SWIMMING POOL

The beautiful and popular Ladram Bay holiday Park is located close by. There is access for the non residence over the winter season to the swimming pool, spa and health club /gym. Plus the restaurant and the beach.

SEMI RURAL LOCATION WITH GLORIOUS COUNTRYSIDE VIEW



This property enjoys a lovely countryside location with views across open countryside.

LOUNGE/DINING ROOM WITH PATIO DOORS



LOUNGE/DINING ROOM





DINING AREA



LOUNGE AREA WITH WOOD BURNING STOVE



DINING AREA



LOUNGE AREA



LOUNGE AREA



KITCHEN



DOWNSTAIRS CLOAKROOM & CLOAK HANGING AREA



KITCHEN



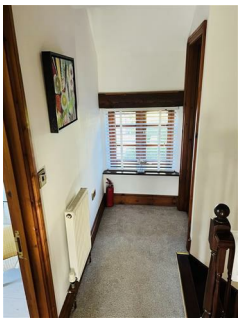
KITCHEN



1ST FLOOR LANDING







MASTER BEDROOM WITH PATIO DOORS TO TOP PATIO AREA





MASTER BEDROOM





MASTER BEDROOM



BEDROOM 2



BEDROOM 2



BEDROOM 2



MASTER BATHROOM



MASTER BATHROOM



MASTER BEDROOM



OUTSIDE





OUTSIDE



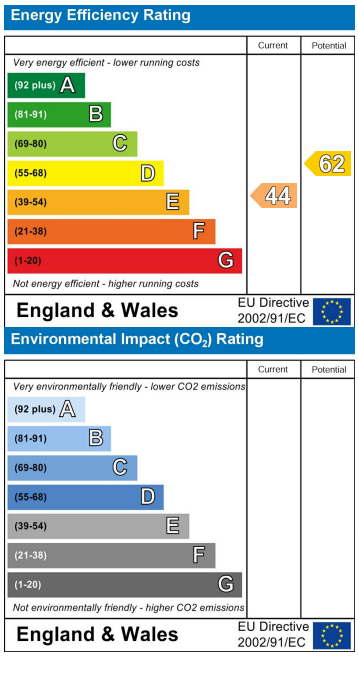
OUTSIDE



PARKING

The parking is located outside of the property.





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