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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









21 Dukes Road, Budleigh Salterton, EX9 6QL

Offers in the region of £395,000

We are delighted to offer this beautiful extended well maintained cleverly extended redesigned and enhanced lovely spacious 3 double bedroom family home located at the end of this No through Road within the most sought after and desired seaside Town of Budleigh Salterton. The property is cuddled by this glorious most wonderful private enclosed corner plot of established gardens with vegetable plot, fully enclosed and south facing. Located within easy walking distance of the local school, Town centre and beach plus areas of outstanding Devonshire countryside. The property has been in the same loving family ownership for several decades and has been exceptionally well maintained. Accompanied viewings are available seven days a week for your convenience.

GENERAL DESCRIPTION



We are delighted to offer this beautiful extended well maintained cleverly extended redesigned and enhanced lovely spacious 3 double bedroom family home located at the end of this No through Road within the most sought after and desired seaside Town of Budleigh Salterton. The property is cuddled by this glorious most wonderful private enclosed corner plot of established gardens with vegetable plot, fully enclosed and south facing. Located within easy walking distance of the local school, Town centre and beach plus areas of outstanding Devonshire countryside. The property has been in the same loving family ownership for several decades and has been exceptionally well maintained. Accompanied viewings are available seven days a week for your convenience.

LOCATION



This ultimate extended three bedroom 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 hall.

ENTRANCE HALL



UPVC replacement double glazed door to the front elevation. Stairs rise to the first floor. Radiator. Coved ceiling. Ceiling light. Glazed door leads to the lounge. Door gives access to the kitchen/breakfast/family room. Power point.

KITCHEN/BREAKFAST ROOM

15'11" x 13'0" (4.85m x 3.96m)



A high quality refitted kitchen with comprehensive matching range of wall base drawer and display units incorporating a stainless steel single drainer sink unit with

mixer tap over. UPVC replacement double glazed window overlooking the side area of the rear garden. UPVC replacement double glazed window to the front elevation. Archway leads to the dining room. Centre Island/breakfast bar. Space and plumbing for dishwasher. Further appliance space. Wall mounted "Worcester" combination boiler serving domestic hot water and gas central heating to radiators throughout the property. Ceiling light. Colour coordinated rolled edge work top surfaces, tiled walls and porcelain tiled floor. Door gives access to the utility area which in turn gives access to the downstairs WC.

KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



UTILITY AREA

Space and plumbing for automatic washing machine. Pedestal wash hand basin.

DOWNSTAIRS WC

Low level wc.

DINING ROOM

13'2" x 8'4" (4.01m x 2.54m)



Patio doors overlook and give access to the beautiful rear garden. Radiator. Ceiling light. Power points. Laminated flooring. Door gives access to the conservatory.

DINING ROOM



LOUNGE

15'8" x 10'5" (4.78m x 3.18m)



UPVC double glazed window to the front elevation. Coved ceiling. Radiator. Electric living flame central fire. Two ceiling lights. Patio doors give access to the conservatory. Laminated flooring.

LOUNGE



CONSERVATORY

10'7" x 8'2" (3.23m x 2.49m)



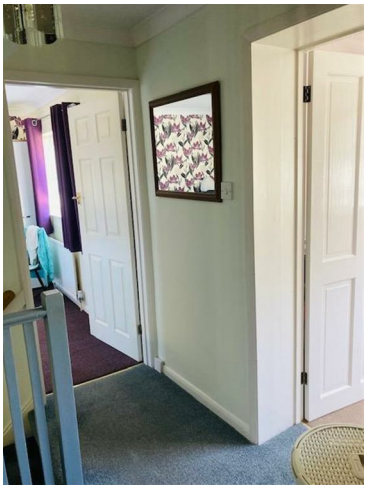
CONSERVATORY
10'7" x 8'2" (3.23m x 2.49m)



A lovely room with an outlook over the rear garden. Doors give access to the rear garden. Radiator. Wall lighting. Power point.

FIRST FLOOR LANDING





A good size traditional double sided landing with doors giving access to three bedrooms and the family shower room. Access to the loft. Ceiling light. Coved ceiling.

BEDROOM 1
15'2" x 10'6" (4.62m x 3.20m)



UPVC double glazed window overlooks the front elevation. UPVC double glazed window overlooks the rear garden Radiator. Power points.

BEDROOM 1



BEDROOM 2
13'0" x 9'3" (3.96m x 2.82m)



UPVC double glazed replacement double glazed window to the front elevation. A dual aspect room with a further UPVC double glazed window to the side elevation. Over stairs storage cupboard. Ceiling light. Power points. Ceiling light. Coved ceiling.

BEDROOM 2



BEDROOM 3
13'3" x 8'10" (4.04m x 2.69m)





UPVC replacement double glazed window overlooks the rear garden. Ceiling light. Power points. Radiator.

FAMILY SHOWER ROOM



A high quality refitted shower room with corner shower cubical fully tiled with "Triton " shower over. Pedestal wash hand basin. Low level wc. UPVC replacement double glazed obscured window to the rear elevation. Radiator/towel rail. Comprehensively co ordinated tiled walls. Coved ceiling. Ceiling light.

FAMILY SHOWER ROOM





OUTSIDE (FRONT)



A pretty and enclosed front garden with timber gate giving access to the rear garden. Gate gives access to the front and the parking space. Pathway leads to the front door.

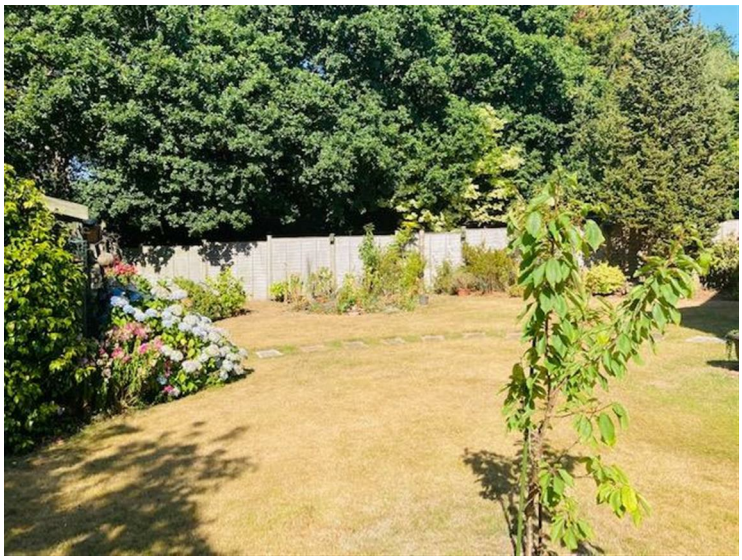
OUTSIDE (FRONT)



REAR GARDEN

A delightful enclosed private rear garden predominately laid to lawn incorporated numerous and various well stocked mature flower beds. Well stocked mature vegetable plot. Timber storage shed. Patio area. Outside tap.

REAR GARDEN



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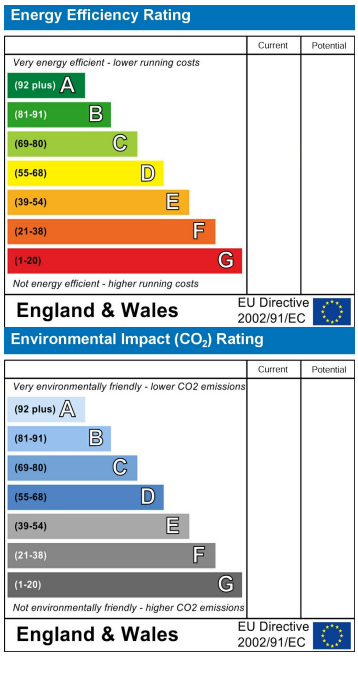




FLOORPLAN

FLOORPLAN





14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk