





SITUATION

Tucked away on one of the most sought after roads in Budleigh Salterton, this lovely cottage is perfectly located to enjoy everything Budleigh has to offer, with attractive glimpses across the Otter Valley, and the beach and town center within easy walking distance.

With a wide range of thriving independent shops and businesses Budleigh Salterton is one of the most favoured towns in the South West. Situated at the mouth of the river Otter where the Estuary provides a haven for migratory birds and is designated a Site of Specific Scientific Interest there are miles of coastal path to explore and excellent leisure facilities to enjoy, such as the 11 lawn Croquet Club, Cricket Club and scenic East Devon Golf Club.

Budleigh enjoys an excellent bus service with routes connecting the local towns and villages to Exeter, while regular trains from the neighbouring town of Exmouth, just 5 miles further around the coast, provide excellent links via rail to Exeter. Exeter Airport is just 12 miles away and offers internal and international flights.

Within 3 miles there is a good selection of popular independent and state schools, including a wide choice of primary schools, all rated 'Good' by Ofsted.



DESCRIPTION

An attractive brick built end terrace cottage with enormous potential to create a stunning home. The property enjoys a superb location with easy access to the beach and a long garden overlooking and adjoining the Otter Valley.

ACCOMMODATION

A pedestrian path leads up to the porchway and gate into the front garden, while there is also access along the side of the property, up to the rear garden.

A glazed porchway provides ample storage for coats and boots with a pretty aspect into the front gardens. A second door opens into the property and leads you into the Living Room. This is a large, comfortable room with attractive french doors overlooking and opening into the sunny front garden.

Adjoining the Living Room is a separate Dining room which leads through to the Kitchen extension with doors into the rear garden.

The Kitchen enjoys a fabulous view down the rear garden and is flooded with natural light. There is an array of built in base and wall mounted kitchen units with space for the washing machine, fridge/freezer, oven and dishwasher.

Throughout the downstairs there is a huge opportunity to refresh/extend the existing accommodation,(subject to the necessary consents) and make this into a more contemporary space.



Upstairs there are two large bedrooms, each with a lovely aspect across the surrounding town or Otter Valley and a spacious bathroom comprising of panel bath with shower over, W/C and pedestal sink.







OUTSIDE

The gardens to the front and rear are a particular feature of the property, with a huge variety of mature shrubs and plants creating a spectacular setting for wildlife and perfect place to enjoy the summer.

The first part of the garden immediately adjoining the house is primarily laid to lawn, with established borders providing a high degree of privacy. The second part of the garden is accessed across a pedestrian path that provides access to the neighbouring houses. This part of the garden has some lovely mature fruit trees and shrubs, creating a perfect area to enjoy the views across the Otter Valley Nature reserve and down to Budleighs famous pebble beach.

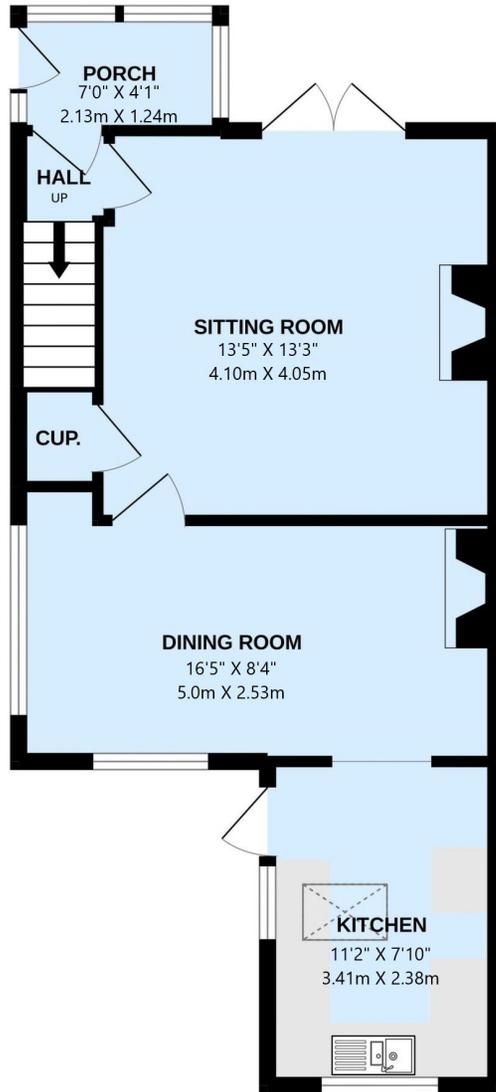
SERVICES

Mains gas, electricity, water and drainage are connected to the property.

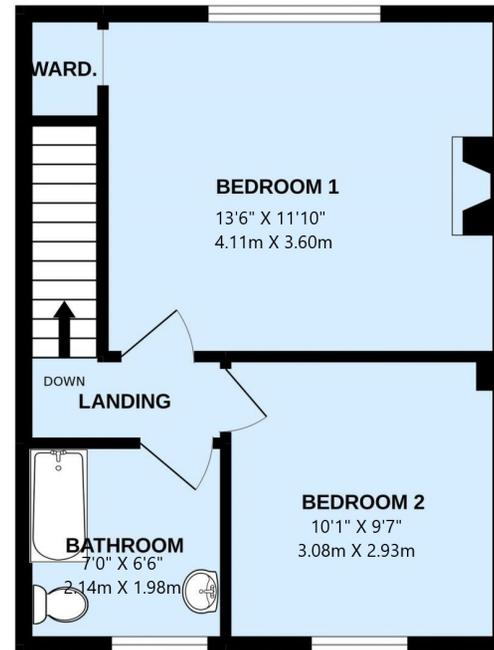


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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10 Southernhay West, Exeter, Devon,
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
01392 905 906

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