In brief…

- A delightful end terrace character cottage with many fine period features
- Spacious living room with a feature fireplace having a dual fuel stove
- Open-plan modern kitchen area with built-in appliances
- Separate utility room and cloakroom
- Two well-proportioned bedrooms
- Modern four-piece bathroom/WC with a feature claw-foot bath
- Gas central heating and double glazing
- Large outbuilding arranged as a useful studio/office, workshop and store
- Attractive ‘cottage style’ front garden
- Large raised timber decking sun terrace to the rear arranged over two levels and enjoying a pleasant outlook
- Driveway parking and a sought after village location
- Council Tax Band = B
- EPC = D
Worth viewing because…
A delightful two bedroom end terrace character cottage which has been sympathetically modernised. Separate large outbuilding currently arranged as a studio/office, workshop and useful store.

In more detail….
This outstanding end terrace character cottage has been sympathetically modernised with great flare incorporating many fine period features such as exposed beams and fireplaces.

Situated in a small terrace of only three cottages on the outskirts of East Budleigh the property is adjacent to the main road although once inside you would not be aware of this which will be appreciated upon an internal inspection. The accommodation on the ground floor features a spacious open-plan living room with dining and kitchen areas. The kitchen area offers a range of built-in appliances and the living room also benefits from a feature fireplace with an inset dual fuel stove. Also on the ground floor is a useful utility room and cloakroom. A turning staircase then leads from the living room to the first floor landing with doors leading off to two well-proportioned bedrooms and a four-piece modern bathroom/WC with a feature claw-foot bath and separate shower. Other internal features include gas central heating and double glazing. Outside to the front is an enclosed pretty ‘cottage style’ garden with a pond. To the rear is a large outbuilding currently arranged as a study/office, workshop and useful store.
What the owner likes…

“The cottage has a great feel and the outbuilding has proved to be ideal for working from home. There is also the advantage of having a separate garden and raised sun terrace to the rear making an ideal place to sit out in throughout the day.”

Bear in mind…

This is an ideal opportunity to acquire a character cottage offering a wealth of many fine period features.

The beautiful coastal town of Budleigh Salterton lies approximately two miles to the South and either side to the East and West are the larger coastal towns of Sidmouth and Exmouth, which are approximately six miles driving distance. The Cathedral City of Exeter, M5 Motorway and Exeter Airport is within twelve miles to the North.
Directional Note…
When approaching East Budleigh from the Budleigh Salterton/Exmouth direction proceed down Budleigh Hill passing the Rolle Arms public house on your left. Staying on the main road this property will then be found on the left hand side as you drive out of the village.

Room sizes

Living Room including Kitchen Area:
15’11” x 13’9” (4.86m x 4.20m) and 5’2” x 5’0” (1.58m x 1.52m)

Utility room:
12’11” x 3’0” (3.94m x 0.91m)

Cloakroom:
4’6” x 2’0” (1.38m x 0.60m)

Landing:
13’6” (4.11m) narrowing to 9’2” x 5’10” (2.80m x 1.78m)

Bedroom 1:
11’4” x 10’0” (3.45m x 3.04m) max. measurement

Bedroom 2:
9’8” x 7’11” (2.95m x 2.42m)

Bathroom/WC:
8’10” x 5’11” (2.70m x 1.80m)

Studio/Office:
14’8” x 9’5” (4.46m x 2.86m)

Workshop:
9’11” x 7’5” (3.02m x 2.26m) max. measurement

Store:
9’5” x 3’5” (2.88m x 1.04m)

Services:
All mains services are connected.

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