



Heather Cottage



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East Budleigh, Budleigh Salterton, Devon, EX9 7ED

Exeter city centre (11.7 miles), Budleigh sea front (1.9 miles),  
M5 Junction 30 (8 miles)

A lovely period cottage located in the centre of the village with 3 bedrooms and a courtyard garden to the rear with a useful storage shed.

- Attractive not Listed period cottage
- Courtyard garden with out house
- Dining room
- Central village location
- Freehold
- 4 bedrooms
- Charming sitting room
- Two bath/shower rooms
- No onward chain
- Current Council Tax band: C

Guide Price £425,000

## SITUATION

Heather Cottage is situated in the centre of the sought after East Devon village of East Budleigh - an Area of Outstanding Natural Beauty, which is a charming historic village and the birthplace of Sir Walter Raleigh (b.1552). There is a range of facilities including a pub, a fine church, a primary school (Ofsted: Good) and an active community shop. It is under two miles from the coastal resort of Budleigh Salterton, which has an extensive range of facilities and access to a pretty, unspoilt pebbled beach, whilst a sandy beach at Exmouth is about six miles. The university and cathedral city of Exeter (10 miles) has a range of facilities befitting a centre of its importance with railway stations on the Waterloo and Paddington lines and its international airport.

## DESCRIPTION

A charming 3 bedroom period cottage located in the heart of the village in the conservation area, overlooking the church and a short walk to the pub and village community shop. The accommodation include a cosy sitting room, dining room, kitchen and downstairs shower room and on the first floor are 3 bedrooms, a family bathroom and a separate study area.



## ACCOMMODATION

A period wooden door opens into a spacious entrance hall used as a dining area with parquet style flooring, an exposed brick fireplace and a staircase rising to the first floor. A door on the right leads into a lovely, spacious sitting room with 3 windows looking to the street and a feature, period fire place. A door leads to a rear lobby with, on the right a utility room with space for a washing machine, a free standing cooker and sink and drainer, and on the left is a kitchen/ breakfast room fitted with a range of base, wall and drawer units with a gas fired Aga, a sink and drainer unit and breakfast bar. At the end, a door leads to a rear passage leading back to the entrance hall with a door into the garden and a second door into a useful downstairs shower room with shower cubicle, low level W.C and a hand basin.

On the first floor are 4 bedrooms, a study and a main bathroom fitted with a panel bath, hand wash basin in a vanity unit and a low level W.C.

## OUTSIDE

To the rear with a South Easterly aspect is a fully enclosed courtyard garden roughly divided into two areas. On one side is a wooden summer house and on the other an out house with plumbing and power for a washing machine.

## SERVICES

Current Council tax: C

Utilities: Electricity and water.

Drainage: Mains.

Tenure Freehold.

Heating: Gas fired central heating

Standard, ultrafast and superfast broadband available. EE, 02 and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter leave the city in the direction of the M5 junction 30 and on reaching Sandygate roundabout, go straight ahead following signs to Exmouth and at the next roundabout, turn right onto the A376. At the next roundabout turn left towards Woodbury and follow the road through the village and up the hill towards Woodbury Common. At the T-junction go straight over and follow the road over Woodbury Common, through the village of Yettington and then onto East Budleigh. Drop down the hill into the village, follow the road round to the right and the cottage will be found on your left, just before you get to the pub. What3words: //pelt.folks.baseballs.



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Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	88
(69-80) C	
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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