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1 Cranes Lane, East Budleigh, Budleigh Salterton, EX9 7DZ

GUIDE PRICE

£275,000

TENURE Freehold



**A Deceptively Spacious Cottage Enjoying A Picturesque Village Setting
Providing An Ideal Permanent Residence Or Holiday Retreat**

Bright & Spacious Living Accommodation • Entrance Hall • Sitting Room •
Dining Room/Ground Floor Bedroom • Kitchen/Breakfast Room •
Ground Floor Cloakroom/WC • Two First Floor Double Bedrooms •
First Floor Bathroom/WC • Small Covered Drying/Car Port Area • NO ONWARD CHAIN •

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LOCATION: East Budleigh is a highly desirable village nestling within some of East Devon's stunning countryside. East Budleigh is an historic village being the birth place of Sir Walter Raleigh. The village has maintained a village community and has a well stocked village store, village hall, primary school and charming church.

THE ACCOMMODATION COMPRISES: uPVC front door with patterned window inset giving access to:

ENTRANCE HALL: Coat rack; doors giving access to both the kitchen/breakfast room and sitting room.

SITTING ROOM: 12' 11" x 11' 5" (3.94m x 3.48m) A bright room with two double glazed windows overlooking the front aspect; radiator; television point; telephone point; access to spacious understairs storage cupboard housing a safe; wall mounted cupboards housing the electric consumer unit and meter; door to staircase rising to the first floor; sliding door leading to:

GROUND FLOOR BEDROOM/DINING ROOM: 10' 8" x 7' 3" (3.25m x 2.21m) A versatile room with double glazed window to front aspect; cupboard housing gas meter; radiator.

KITCHEN/BREAKFAST ROOM: 13' 11" x 11' 0" (4.24m x 3.35m) Fitted with a range of patterned work top surfaces with tiled surrounds; base cupboards, drawer units, space and plumbing for washing machine and tumble dryer beneath; inset single drainer sink unit; electric and gas (capped) cooker points; three wall mounted cupboards; walk-in larder cupboard with power and light connected; telephone point; radiator; two double glazed windows overlooking the front aspect; door to:

REAR LOBBY: uPVC double glazed door giving access to outside; further door leading to:

GROUND FLOOR CLOAKROOM/WC: Comprising of a WC; radiator; double glazed window with patterned glass.

FIRST FLOOR LANDING: With access to roof space; radiator; power supply.

BEDROOM ONE: 12' 8" x 11' 1" (3.86m x 3.38m) A spacious main bedroom with built-in wardrobes with folding doors, clothes rail and shelving; large access to roof space; radiator; door to: walk-in cupboard housing the gas boiler serving domestic hot water and central heating. radiator, fitted slatted shelving, window to rear aspect.

BEDROOM TWO: 10' 10" x 9' 9" (3.3m x 2.97m) Another good size bedroom with double glazed window to front aspect; radiator.

BATHROOM/WC: 8' 10" x 6' 6" (2.69m x 1.98m) Comprising bath with Mira shower unit over, shower curtain and rail; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; double glazed window with patterned glass to rear aspect.

OUTSIDE: Enjoying a tucked away location, the cottage enjoys a colourful raised flower and shrub bed which adjoins the front of the property and a small covered drying/car port area.

SMALL COVERED DRYING/CAR PORT AREA: 11' 8" x 7' 5" (3.56m x 2.26m) With space for one small car and access to a lean-to garden store.

FLOOR PLAN:

