



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81
WWW.EPC4U.COM		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

35 Greenway Lane, Budleigh Salterton,  
EX8 6SG

GUIDE PRICE

£369,950

TENURE Freehold



Period Mid Terrace House Located In A Popular And Convenient Area  
Offering Deceptively Spacious Accommodation Arranged Over Three Floors

Entrance Porch \* Reception Hall \* Spacious Through Lounge And Dining Room \* Good Size Kitchen/Breakfast Room \* Utility/Garden Room \* Three First Floor Bedrooms \* Bathroom/Wc \* Second Floor Bedroom Four With En-Suite Cloakroom/Wc, Attractive Enclosed Rear Garden \* Central Heating \* Double Glazing \* Viewing Recommended \* Additional Area Of Garden Available To Rent If Required For A Nominal Yearly Charge



35 Greenway Lane, Budleigh Salterton, EX9 6SG

**THE ACCOMMODATION COMPRISES:** uPVC front door with double glazed patterned inset to:

**ENTRANCE PORCH:** Courtesy light, inner glass panelled door to:

**RECEPTION HALL:** Radiator, dado rail, wood effect flooring, staircase rising to first floor landing, door to:

**THROUGH LOUNGE/DINING ROOM: LOUNGE AREA:** 4.32m x 3.84m (14'2" x 12'7") maximum measurement into the wall recesses. Double glazed square bay window which overlooks the front aspect, a charming room with wood burner stove standing on a marble hearth housed in chimney recess, fitted cabinets in wall recesses, TV point, radiator, wood effect flooring, archway to:

**DINING ROOM:** 3.94m into wall recess x 3.71m (12'11" x 12'2") A spacious dining area with wood effect flooring, display area in chimney recess, radiator, coved ceiling, door to:

**KITCHEN/BREAKFAST ROOM:** 4.8m x 3.1m (15'9" x 10'2") Spacious room fitted with patterned work surfaces incorporating a solid wood chopping board area with carousel storage unit beneath, range of cupboards and drawer units, integrated dishwasher, fridge and freezer beneath work surfaces, inset single drainer sink unit, tiled surrounds, wall mounted cupboards, gas hob with built-in oven below and stainless steel back and stainless steel chimney extractor hood over, access to understairs storage cupboard, double glazed velux window allowing an abundance of light into the room and a window overlooking the rear garden, radiator, glazed panelled door to:

**UTILITY/GARDEN ROOM:** 3.53m x 1.57m (11'7" x 5'2") With pattern worktop with plumbing for automatic washing machine and tumble dryer space beneath, space for upright fridge/freezer, power and lighting connected, double glazed door giving access to the rear garden.

**FIRST FLOOR LANDING:** Dado rail, recessed ceiling spotlighting, turning staircase rising to second floor with useful understairs recess space.

**BEDROOM 1:** 4.34m x 3.23m (14'3" x 10'7") measurement into feature arched wall recesses. Two sets of double glazed windows to front aspect, radiator, full width floor to ceiling built-in bespoke design wardrobes with clothes rail, shelving and TV point.

**BEDROOM 2:** 3.78m x 2.97m (12'5" x 9'9") maximum overall measurements into recesses. With wood effect flooring, dado rail, radiator, TV point, double glazed window to rear aspect.

**BEDROOM 3:** 3.02m x 2.82m (9'11" x 9'3") maximum overall measurements. With radiator, wood effect flooring, TV point, double glazed window to rear aspect.

**BATHROOM/WC:** 2.08m x 1.65m (6'10" x 5'5") Bath with antique style shower attachment and shower unit over, curved shower splash screen, wash hand basin with tiling and fitted mirrors to splash prone areas, wash hand basin with matching splashback, WC with dual push button flush, chrome heated towel rail, wood effect flooring. Recessed ceiling spotlighting.

**SECOND FLOOR BEDROOM 4:** 4.88m x 3.84m (16'0" x 12'7") maximum overall measurement into recesses. A wonderful room with two double glazed velux windows to front and rear aspects, wood effect flooring, TV point, three access points to eaves storage space, radiator, Gloworm gas boiler for hot water and central heating.

**EN-SUITE CLOAKROOM/WC:** Fitted with vanity style wash hand basin, WC with push button flush, wood effect flooring, wall light.

To the front of the property is a decorative stone garden enclosure with pedestrian gate and pathway leading to the property. To the rear is an attractive garden enclosure planned with ease of maintenance comprising of paved sun terrace area ideal for outside entertaining with built-in seating areas with concealed lighting and garden store, outside garden lighting. From the garden there is a pedestrian gate giving rear pedestrian access, beyond this area is an additional garden which is rented from Devon Clinton Estates for a nominal sum of £50 per annum. The garden is extensively laid to lawn with garden stores, greenhouse and vegetable plots. We understand this area of garden if required could be transferred to the new owner.

#### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given.  
Made with Metropix i2024