

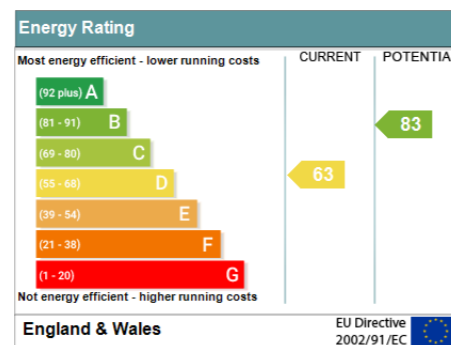
10 Frewins, Budleigh Salterton, EX9
6QP

GUIDE PRICE
£350,000
TENURE Freehold



A Superbly Presented And Extended Cottage Mid Terrace Style House With Wonderful Generously Sized Gardens, Located In A Private Cul-De-Sac In The Sought After Town Of Budleigh Salterton

Deceptively Spacious Accommodation Arranged Over Three Floors * Stunning Open Plan Living Space * Sitting Room With Wood Burner Stove * Open Plan Extended Kitchen/Breakfast/Dining Room With Vaulted Style Ceiling * First Floor Double Bedroom * Study/Bedroom Three * Modern Shower Room/Wc * Second Floor Bedroom Two * Gas Central Heating * Double Glazing * Stunning Gardens Which Must Be Seen To Be Fully Appreciated * Viewing Highly Recommended



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THE ACCOMMODATION COMPRISES: Composite front door with pattern glass window inset to:

ENTRANCE PORCH: Inner solid wood door giving access to superb open plan living space comprising:

SITTING ROOM: 4.27m x 3.58m (14'0" x 11'9") A charming room enjoying a wealth of character with exposed ceiling beams, chimney recess housing log burner stove standing on a slate and tiled hearth, feature wood flooring, radiator, uPVC double glazed window to front aspect, with useful understairs storage cupboard. Opening through to:

KITCHEN/BREAKFAST/DINING ROOM: 6.81m x 3.84m (22'4" x 12'7") A stunning extended room offering an abundance of light with a vaulted style ceiling with four double glazed velux windows together with double glazed double doors and picture windows overlooking and opening onto the rear decked sun terrace and gardens. Fitted with a high quality kitchen with composite worktops with matching splashbacks and extended to provide a breakfast bar area, with inset one and a half bowl sink unit with integrated drainer and mixer tap over, with range of cupboards, drawer units, dishwasher and plumbing for automatic washing machine beneath work surfaces. Induction hob with stainless steel chimney style extractor hood over, built-in oven with cupboards above and below, upright larder style cupboard, space for upright fridge/freezer. Island unit with cupboards, pull-out refuse drawer and deep drawer units beneath. Radiator plus two stylish upright radiators in dining area, feature exposed brick wall and luxury vinyl wood effect flooring throughout room, recessed ceiling LED spotlighting with downlighters above island unit.

From the sitting room, door and staircase lead to:

FIRST FLOOR LANDING AREA: Staircase to second floor with lantern style light.

BEDROOM 1: 4.32m x 3.61m (14'2" x 11'10") Maximum measurement into wall recesses which are fitted with clothes rails and shelving and chest of drawer units, wall mounted gas boiler for hot water and central heating. Exposed feature ceiling beams, radiator, uPVC double glazed window to front aspect.

STUDY/BEDROOM 3: 3.28m x 1.93m (10'9" x 6'4") maximum measurement to wall recess. Radiator, uPVC double glazed window to rear aspect enjoying lovely countryside views.

SHOWER ROOM/WC: 2.21m x 1.91m (7'3" x 6'3") Stylishly refitted with a double width ease of access shower cubicle with splashback walls, fixed rainfall shower head hose and detachable shower head hose with glass shower splash screen, vanity style wash hand basin with drawer units beneath and tiled splashback with mixer tap, WC with push button flush, stylish upright radiator, recessed ceiling LED spotlighting, extractor fan, uPVC double glazed window with patterned glass, tiled flooring.

SECOND FLOOR BEDROOM 2: 4.67m x 3.96m (15'4" x 13'0") max. A lovely size bedroom with part sloping ceiling, two uPVC double glazed windows overlooking the front and rear aspects, the rear enjoying lovely countryside views towards rolling countryside. Two storage cupboards to roof eaves, radiator.

OUTSIDE: Located at the head of a private cul-de-sac, the property enjoys a small lawned area of garden edged with colourful flower beds with picket fencing and gate with pergola over and pathway leading to the property. To the rear of the property is a wonderful garden offering an array of colour from a variety of flower and shrub beds. Directly adjoining the rear of the property is a decked sun terrace, ideal for outside entertaining with outside lighting and cold water tap. From this area a few steps lead through to the wonderful large gardens comprising well tended lawns, decorative stone seating areas, lily pond, well stocked flower and shrub beds offering an array of colour, fruit trees, decked patio sun terrace offering another ideal entertaining space and substantial garden shed/store. There is a wooden pedestrian gate and shared pathway which gives access back round to the front of the property.

FLOOR PLAN:



10 FREWINS, BUDLEIGH SALTERTON

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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