



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

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Edenwood, 17a Knowle Road, Budleigh Salterton,
EX9 6AR

GUIDE PRICE

£695,000

TENURE Freehold



**An Exceptional Detached Residence Enjoying A Wonderful Setting With
Beautiful Gardens, Ample Parking And Garage**

Reception Hall • Spacious Lounge With Sun Lobby •
Well Equipped Kitchen/Breakfast Room • Separate Dining Room •
Utility Room & Ground Floor Cloakroom/WC • Three Good Size First Floor Bedrooms •
Spacious Bathroom Suite • Gas Central Heating & Double Glazed Windows •
Driveway Parking & Integral Garage • Wonderful Gardens Adjoining Rolling Fields •

Edenwood, 17a Knowle Road, Budleigh Salterton, EX9 6AR

An excellent opportunity has arisen to purchase this detached residence enjoying a lovely semi-rural setting approximately three quarters of a mile from Budleigh Salterton town centre and sea front. The property enjoys beautifully tended and secluded gardens, which offer an array of colour with a babbly brook running through the rear of the garden. The property accommodation has been significantly extended and is found in excellent order and provides a wonderful home which must be viewed internally to be fully appreciated.

DIRECTIONS: Upon approaching Budleigh Salterton from Exmouth/Exeter take the first turning on the left after the roundabout into Knowle Village Road. Take the first turning on the right into Knowle Road where the property can be found after a short distance along the road on the right-hand side.

THE ACCOMMODATION COMPRISES: uPVC double glazed front door with patterned glass giving access to:

RECEPTION HALL: Travertine tiled flooring in the entrance area; wood flooring in the remainder; two radiators housed in feature radiator covers; recess ceiling spotlighting; uPVC double glazed port-hole style window; telephone point; staircase rising to the first floor landing with useful understairs recess beneath.

LOUNGE & SUN LOBBY:

LOUNGE: 20' 10" x 13' 5" (6.35m x 4.09m) narrowing to 9' 11" (3.02m). A bright and spacious room with uPVC double glazed sliding patio doors overlooking the rear sun terrace enjoying a delightful view over the gardens; two radiators; television point; attractive fire surround housing electric coal effect fire; opening to:

SIDE SUN LOBBY: 7' 9" x 3' 5" (2.36m x 1.04m) uPVC double glazed windows taking full advantage of the lovely outlook over the gardens; uPVC double glazed door overlooking the gardens.

DINING ROOM: 10' 0" x 9' 2" (3.05m x 2.79m) uPVC double glazed window to front aspect; radiator; feature wood flooring.

KITCHEN/BREAKFAST ROOM: 18' 4" x 10' 5" (5.59m x 3.18m) 7' 4" (2.24m). Fitted with a range of granite work top surfaces with attractive tiled surrounds; range of base cupboards, drawer units, integrated dishwasher, fridge and freezer beneath; inset one and a half bowl sink unit with mixer tap over; inset ceramic hob with stainless steel chimney style extractor hood over with light; built-in oven with cupboards above and below; matching range of wall mounted cupboards incorporating two drawer and two glass-fronted display cabinets with internal lighting; upright larder style cupboard; ceiling spotlighting; tiled flooring; upright stylish radiator; further radiator; two uPVC double glazed windows overlooking the rear gardens and enjoying a rural outlook beyond; uPVC double glazed door giving access to outside.

UTILITY ROOM: 7' 7" x 5' 0" (2.31m x 1.52m) Fitted with granite work top surface with cupboard, space and plumbing for washing machine beneath; inset single drainer sink unit with mixer tap; wall unit matching the kitchen; upright broom style cupboard; tiled flooring; radiator; electric consumer unit; door leading to:

GROUND FLOOR CLOAKROOM/WC: Comprising wash hand basin with mixer tap and tiled splashback; WC; tiled flooring; recess ceiling spotlight; uPVC double glazed window with patterned glass.

FIRST FLOOR LANDING: A spacious area incorporating a **STUDY AREA** recess with uPVC double glazed window to front aspect; tall shelved linen cupboard; spacious eaves storage cupboard with shelving; radiator.

BEDROOM ONE: 13' 5" x 11' 9" (4.09m x 3.58m) A bright dual aspect room with uPVC double glazed windows to side and rear aspects gaining lovely views over the gardens towards rolling fields in the distance; radiator; two built-in mirror-fronted wardrobes.

EN-SUITE SHOWER ROOM/WC: Comprising of a tiled shower cubicle with electric shower unit; wash hand basin with mixer tap and full height tiled splashback; WC; tiled flooring; chrome heated towel rail; part sloping ceiling.

BEDROOM TWO: 13' 0" x 8' 1" (3.96m x 2.46m) maximum overall measurement. uPVC double glazed window to rear aspect enjoying a lovely view over the gardens with rolling fields in the distance; fitted wardrobe with clothes rail and storage cupboard; radiator.

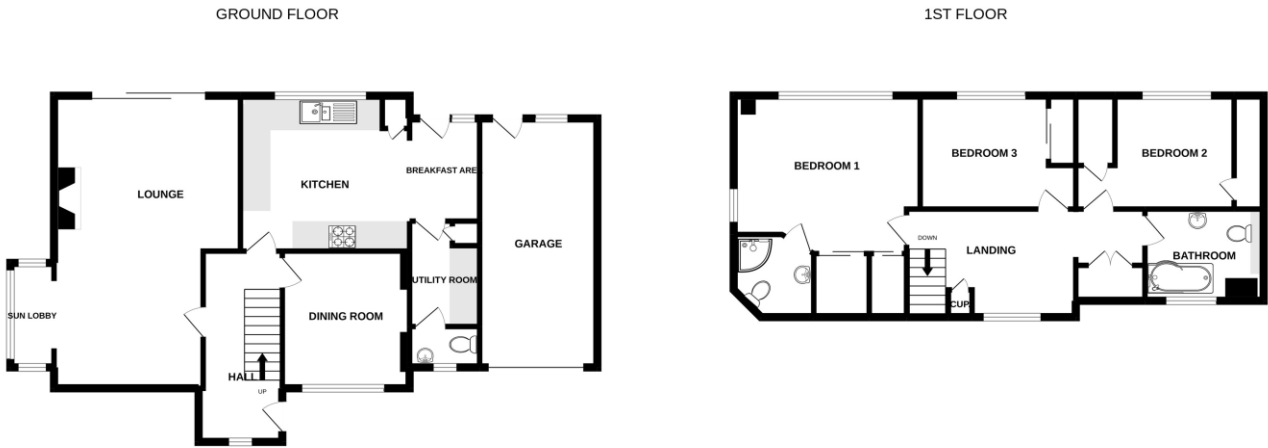
BEDROOM THREE: 12' 2" maximum x 8' 4" (3.71m x 2.54m) uPVC double glazed window to rear aspect again enjoying a lovely view over the gardens with rolling fields in the distance; mirror-fronted wardrobe; radiator.

BATHROOM/WC: 10' 11" x 6' 6" (3.33m x 1.98m) A modern stylish suite comprising bath with Mira shower unit over and curved shower splash screen; wash hand basin with feature tiled splashback and fitted mirror over; WC with push button flush; tiled flooring; radiator; ceiling spotlighting; uPVC double glazed window with patterned glass.

OUTSIDE: The property is approached via a pillared entrance which leads to the driveway providing off-road parking for approximately three cars and gives access to an **INTERGRAL GARAGE**. To the front of the property there is a lawned area of garden edged with colourful flower beds and borders which leads through to the side and rear gardens. The gardens are a delightful feature of the property offering an array of colour from a variety of flowers, shrubs and trees. Attractive pathways lead round the garden. Directly to the rear of the property there is a patio sun terrace ideal for al-fresco dining/entertaining, there is also a greenhouse in this area. An additional area of garden is accessed via a feature wooden bridge over a brook. This area of garden is laid to gravel with flower and shrub beds and has two timber garden sheds. A hedgerow separates the garden from the field beyond.

INTERGRAL GARAGE: 19' 8" x 8' 6" (5.99m x 2.59m) With up and over door; power and light connected; housing the wall mounted Worcester gas boiler serving domestic hot water and central heating installed May 2022; uPVC double glazed door giving direct access into the rear garden. Water tap to the side.

FLOOR PLAN:



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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