



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.

Mellors, 20 High Street, East Budleigh,
EX9 7ED

GUIDE PRICE

£239,950

TENURE Freehold



A Charming Double Fronted Grade II Listed Thatched Cottage Located In The Heart Of This Sought After East Devon Village Providing Wonderful Permanent Or Holiday Home Retreat.

Charming Living Room * Separate Dining Room * Good Size Kitchen * Two First Floor Double Bedrooms * Spacious First Floor Bathroom/WC * First Floor Cloakroom/WC
Enclosed Rear Garden * Gas Central Heating * Viewing Recommended

Mellors, 20 High Street, East Budleigh, EX9 7ED

This charming double fronted Grade 11 Listed cottage is located in the heart of this popular East Devon village of East Budleigh. Those looking for a charming cottage either for a permanent or a holiday home retreat should view at their earliest convenience.

LOCATION: East Budleigh is an historic village being the birthplace of Sir Walter Raleigh and is a highly popular East Devon village just over two miles from Budleigh Salterton. The village has a primary school, a community shop, a village hall, a garage, two pubs and recreational facilities. There is a regular bus service to Otterton, Budleigh Salterton and Exmouth. East Budleigh is a picturesque village situated in an Area of Outstanding Natural Beauty within East Devon. It is only two miles from the sea, with the coastal towns of Sidmouth and Budleigh Salterton nearby. The city of Exeter, the county town of Devon, is just ten miles away.

THE ACCOMMODATION COMPRISES: Solid wood front door to:

ENTRANCE LOBBY: Opening through to:

LIVING ROOM: 4.82m x 3.03m (15'9" x 9'11") With exposed brick fireplace with wood mantle over housing flame effect coal fire; display surface with cupboards under housed in wall recess; television point; fitted shelving in further wall recess; glazed panelled window to front aspect with window seat; feature ceiling beams; radiator; access to understairs storage cupboard. Door and staircase rise to FIRST FLOOR LANDING.

DINING ROOM: 2.34m x 2.53m (7'8" x 8'3") With two fitted dresser style units housed in wall recesses; dado rail with feature wood panelling beneath; telephone point; radiator; glazed panelled window to front aspect; feature ceiling beams.

REAR LOBBY: Area with glazed panelled stable styled doors to the rear garden; window to side aspect and opening to:

KITCHEN: 2.46m x 2.44m (8' x 8') Fitted with a range of worktops, cupboards, drawer units and plumbing for automatic washing machine beneath; inset single drainer sink unit with mixer tap; four ring electric hob with built in oven below; wall mounted cupboards; tiled surrounds; wall mounted gas boiler for domestic hot water and central heating; radiator; glazed panelled window overlooking the rear garden.

FIRST FLOOR LANDING: Radiator; glazed panelled window to rear aspect.

BEDROOM ONE: 3.67m x 3.25m (12' x 10'7") A fine main bedroom with feature cast iron fireplace; built in wardrobe; radiator; glass panelled window to front aspect.

BEDROOM TWO: 2.51m x 3.03m (8'3" x 9'10") Fitted wardrobe; glazed panelled window to front aspect.

BATHROOM/WC: 2.54m X 2.45m (8'4" x 8') Spacious bathroom comprising bath with mixer tap shower attachment; shower curtain and rail; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; glass panelled window to rear aspect.

CLOAKROOM/WC: Fitted with WC; glass panelled window.

OUTSIDE: To the rear of the property is an enclosed garden planned for ease of maintenance in mind comprising decorative stone area and patio ideal for outside entertaining; outside cold water tap; pedestrian gate gives right of way access to Cranes Lane which in turn leads back to the front of the property.

FLOOR PLAN:

