



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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27 Boyne Road, Budleigh Salterton,
EX9 6SE

GUIDE PRICE

£284,950

TENURE Freehold



A Well Presented Three Bedroom Period Terraced House Situated In A Popular Location Within Easy Reach Of The Town Centre And Seafront With Attractive Enclosed Rear Garden

Entrance Vestibule & Reception Hall * Lounge * Separate Dining Room * Attractive Kitchen/Breakfast Room * Three First Floor Bedrooms * First Floor Bathroom/WC
Gas Central Heating * uPVC Double Glazed Windows * Enclosed Courtyard Rear Garden
Convenient Location In Sought After Town

rightmove

PENNYS ESTATE AGENTS

2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN

Tel: 01395 264111 Email: help@pennys.net

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

ENTRANCE VESTIBULE: With high level electric meter and electric consumer unit; solid wood inner door with glazed panelled window inset giving access to:

RECEPTION HALL: With stairs rising to the first floor landing with useful storage cupboard beneath housing the gas meter; radiator; thermostat control for Central Heating; ceiling light; power points; smoke detector.

LOUNGE: 3.61m x 3.28m (11'10" x 10'9") Measurement into alcove; an attractive room with uPVC double glazed window to front aspect; fitted feature fire surround; radiator; central ceiling light; power points; TV point.

DINING ROOM: 4.17m x 2.74m (13'8" x 9'0") Measurement into alcoves; with uPVC double glazed window to rear aspect; period feature fireplace set in wooden mantle surround and tiled hearth; radiator; ceiling light; power points.

KITCHEN/BREAKFAST ROOM: 4.55m x 2.82m (14'11" x 9'3") A spacious room comprising of uPVC double glazed windows to side aspects with solid beech wooden worktop surfaces with matching upstands; inset one and a half bowl stainless steel sink unit with mixer tap over; excellent range of base and eye level drawers and cupboards; space for electric cooker with stainless steel chimney style extractor hood above; space for upright fridge freezer; space for dishwasher; partially tiled splashbacks; plumbing for automatic washing machine; Ideal Logic gas boiler serving domestic hot water and central heating; radiator; vinyl wood effect flooring; walk-in useful pantry with uPVC double glazed obscure window to rear aspect; uPVC patterned glass door to REAR GARDEN.

FIRST FLOOR SPLIT LEVEL LANDING: With large access to roof space; power points; doors leading to:

BEDROOM ONE: 4.39m x 3.63m (14'5" x 11'11") A lovely bright room with two uPVC double glazed windows to front aspect; period fireplace; radiator; central ceiling light; power points; TV point.

BEDROOM TWO: 4.17m x 2.64m (13'8" x 8'8") Into alcove recesses; uPVC double glazed window to rear aspect; period fireplace; radiator; ceiling light; power points.

BEDROOM THREE: 2.84m x 2.72m (9'4" x 8'11") With uPVC double glazed window to rear aspect; further period fireplace; radiator; ceiling light; power points.

BATHROOM/WC: 1.78m x 1.68m (5'10" x 5'6") Fitted with a modern suite comprising bath with mixer tap rainfall shower above; glass shower screen; mirror effect panelling to splash prone areas; W/C with push button flush; pedestal wash hand basin with mixer tap over; mirror fronted cabinet; heated towel rail; pull cord light; extractor fan.

OUTSIDE: To the front of the property there is a garden enclosure with colourful decorative stone flower beds, a wooden pedestrian gate and pathway leads to the front door. To the rear there is an attractive sunny aspect enclosed courtyard garden with brick wall boundaries comprising of stone area with raised seating; shrub beds; access to outside W/C; rear pedestrian gate to service lane.

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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