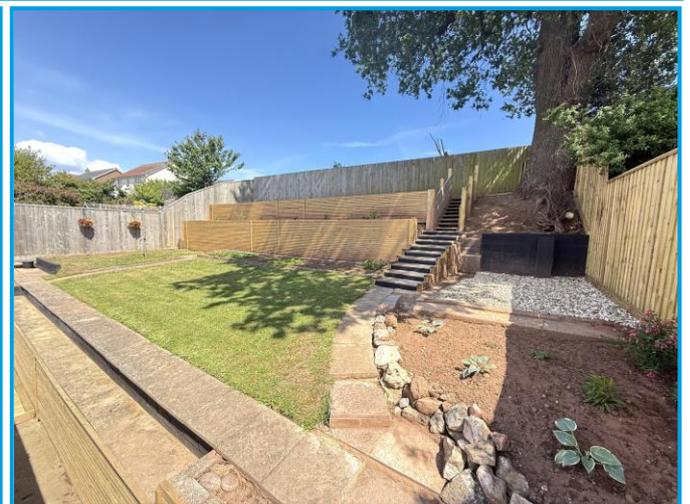


**Guide Price £550,000**  
**7 Tidwell Close, Budleigh Salterton, EX9 6SH**



- Immaculate Detached Bungalow In Cul-De-Sac • Gas Central Heating & Double Glazing
- Living Room Gaining Those Views • Modern Fitted Kitchen / Dining Room, Conservatory
  - 2 Double Bedrooms, 1 Gaining Those Views • Modern Fitted Shower Room
- Large Gardens, Garage, Ample Driveway Parking • Cul-De-Sac Location, NO ONWARD CHAIN



## Accommodation

Step up to uPVC double glazed front entrance door leading to:

### Entrance Porch

Obscure uPVC double glazed door, with matching window adjacent, leading to:

### Entrance Hall

Radiator. Karndean flooring. Doors leading to kitchen / dining room, both bedrooms, shower room and:

### Living Room 15'0" (4.57m) x 13'7" (4.14m)

Dual aspect having window to side and window to front gaining those far reaching Countryside views. Radiator. Door leading to:



### Kitchen / Dining Room 18'3" (5.56m) x 9'5" (2.87m)

uPVC double glazed window to side and 2 uPVC double glazed windows conservatory. Range of modern fitting cupboard and drawer storage units with roll edged work surfaces and up stands. Stainless steel single sink and drainer unit with mixer tap. Built-in 4 ring electric hob with electric oven below. Space and plumbing for dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Karndean flooring. uPVC double glaze door leading to:

### Conservatory 13'4" (4.06m) x 9'3" (2.82m)

uPVC double glazed windows to 3 sides on rendered dwarf brick walls. uPVC double glazed external doors to either side leading to rear garden.



### Bedroom 1 12'11" (3.94m) x 9'11" (3.02m)

uPVC double glazed window to front gaining those far reaching Countryside views. Radiator. The freestanding wardrobes in situ are included in the sale.

### Bedroom 2 13'0" (3.96m) x 9'5" (2.87m) Plus Recess

UPVC double glazed window to rear. Radiator.



### Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit over, including Rainfall waterhead and fully tiled to ceiling height. Low level WC. Vanity wash hand basin. Tiled flooring. Access to insulated and boarded loft space, via trap door with ladder, with the gas fired Combi boiler that supplies the central heating and domestic hot water. Heated towel rail.



### Externally

A feature of this property are the large front and rear gardens.

### Front Garden

There is a good sized Front Garden which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year and interest and colour. A long driveway, with turning area, then provides ample off road parking for several motor vehicles, boats or motorhomes. Outside lighting. Driveway then leads to:

### Garage 16'1" (4.9m) x 8'1" (2.46m)

Up and over door to front. Gas and electric metres. Wall mounted electric trip switch fuse box. Power and light connected. Door leading to:

### Utility Room 11'3" (3.43m) x 8'1" (2.46m)

Cupboard storage units with roll edged work surface. Single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Power and light connected.

### Rear Garden

There is an enclosed and private Rear Garden which has a large timber decking area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. Steps then lead up to the remaining parts of the terrace garden where sections are laid to lawn. There`s also a vegetable growing patch and various shrub and herbaceous beds and borders that provide year round interest and colour. From the rear of the garden far reaching Countryside views of the Tidwell Valley to the right and the Golf course to the left. Timber panelled fence boundaries. Front pedestrian access to side of property. Outside Power Point. Outside lighting.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band E

### Mortgage Assistance

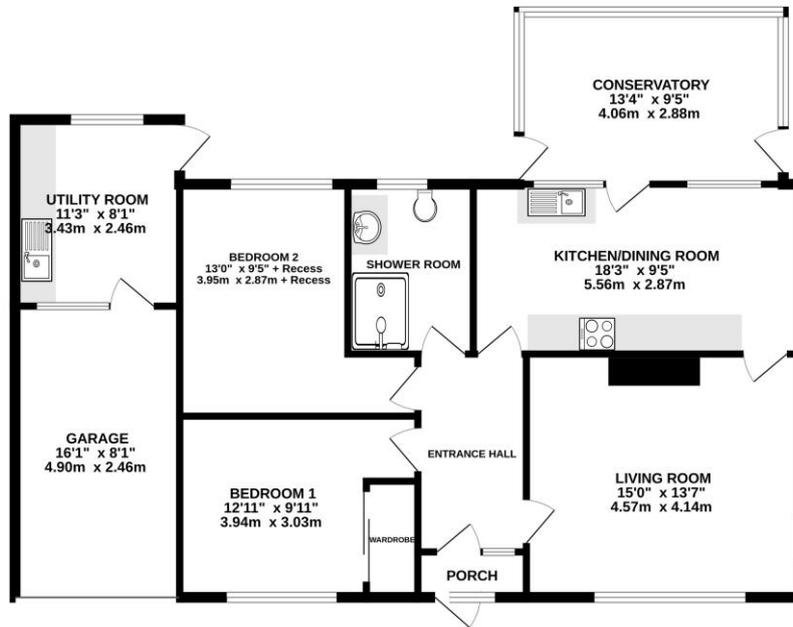
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



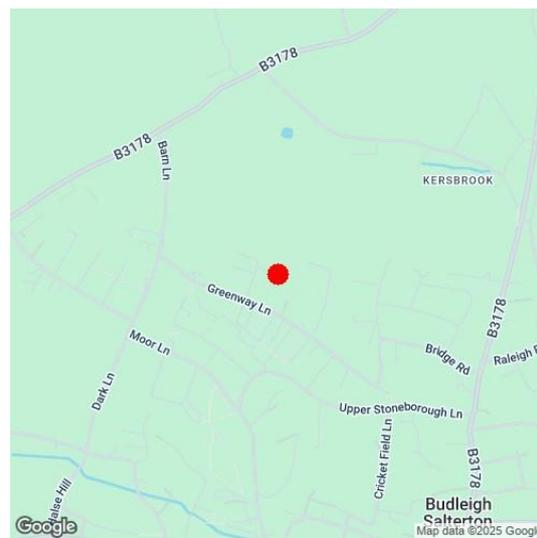
TIDWELL CLOSE, BUDLEIGH SALTERTON

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix C0205

**Directions**

From our prominent Exmouth Town Centre office, proceed out of Exmouth, along Salterton Road, towards Budleigh Salterton. Turn right at the roundabout and first left into Knowle Village. After passing the Village Hall, turn right into Bedlands Lane. At the end of the road, turn left and bear right into Greenaway Lane. Take the first left into Tidwell Road and right into Tidwell Close where the property will be found straight ahead, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small>	
<small>(92-100) A</small>	
<small>(81-91) B</small>	
<small>(69-80) C</small>	
<small>(55-68) D</small>	
<small>(39-54) E</small>	
<small>(21-38) F</small>	
<small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>	
65	87
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	



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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.