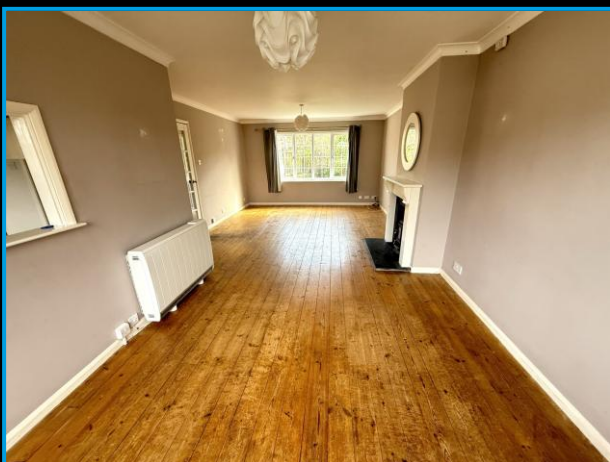


Guide Price £349,950

1 Isaac Close, Otterton, Budleigh Salterton, EX9 7JP



- End Of Terrace Modern House In Cul-De-Sac • Popular East Devon Village Location
- Double Glazing & Electric Heating • Ground Floor Cloakroom • Dual Aspect Living / Dining Room, Kitchen
- 3 First Floor Bedrooms With Rural Views, Bathroom • Enclosed Gardens, Garage In Block To Side
- NO ONWARD CHAIN



Location

Well known for its beautifully thatched roofs and quaint cob and brick cottages, Otterton is sheltered by the idyllic Otter valley. It boasts one of the oldest working Water Mills in the country and a mostly Victorian built church with a distinctive tower. The shingle beach at Ladram Bay is used by locals and tourists for leisure purposes as it is a holiday resort. The Kings Arms is well placed in the centre of the village and Otterton Mill is now a famous restaurant with Artisans' workshops and an Art Gallery.

Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, beneath storm porch, leading to:

Cloakroom

Obscure uPVC double glazed window to front. White suite comprising low - level WC and wall mounted wash hand basin. High level electric trip switch fuse box.

Living / Dining Room 24'10" (7.57m) x 12'11" (3.94m) Max

Dual aspect having uPVC double glazed windows to front and rear. Focal point of fitted log burner within a fireplace surround, having a slate hearth, tiled back and a wooden mantle. Night storage radiator.

Kitchen 9'9" (2.97m) x 9'6" (2.9m)

uPVC double glazed external door to rear leading to rear garden with uPVC double glazed window adjacent. Cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. The freestanding fridge / freezer in situ is included in the sale.

First Floor

Landing

Access to insulated loft space. Doors leading to:

Bedroom 1 13'0" (3.96m) x 11'1" (3.38m) Plus Recess

uPVC double glazed window to front gaining views of surrounding Countryside. Built - in double and single wardrobes with hanging rails. Night storage radiator.

Bedroom 2 13'0" (3.96m) x 11'8" (3.56m)

uPVC double glazed window to rear gaining Countryside views. Night storage radiator.



Bedroom 3 8'0" (2.44m) Plus Recess x 7'0" (2.13m)

uPVC double glazed window to front gaining Countryside views. Airing cupboard housing the hot water tank with slatted shelving.

Bathroom

uPVC double glazed window to rear gaining Countryside views. White suite comprising panelled bath with electric shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail.

Externally

There is an enclosed Front Garden which is laid mainly to lawn, with a pathway leading to the front entrance door, with timber fenced boundaries. Outside water tap. Outside electric meter box.

Garage 17'7" (5.36m) x 8'6" (2.59m)

Up and over door to front.

Rear Garden

Steps lead down from the kitchen door to the level and enclosed Rear Garden which is laid to patio and lawn with a raised shrub bed border. Outside water tap. Outside lighting. Side pedestrian access via timber garden gate that also gives access to the garage.

Tenure

The property is FREEHOLD

Services

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

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

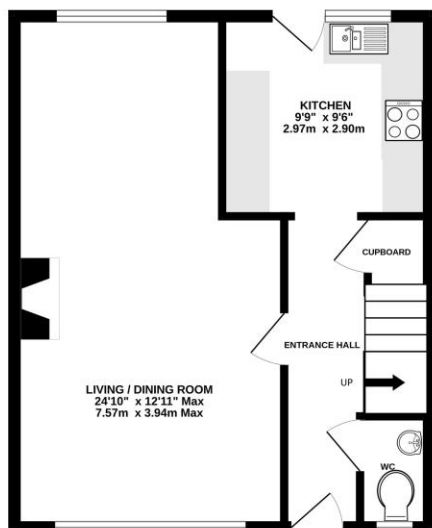
These are draft particulars and are awaiting vendors verification

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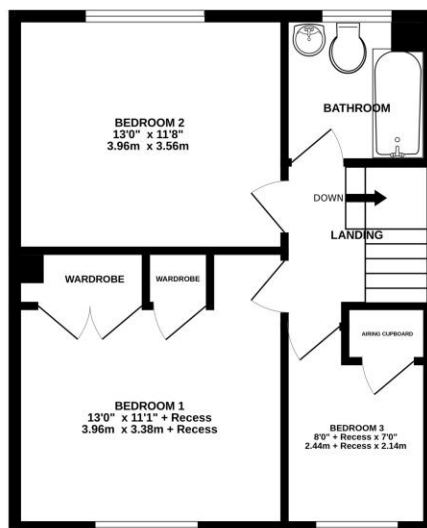
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GROUND FLOOR



1ST FLOOR




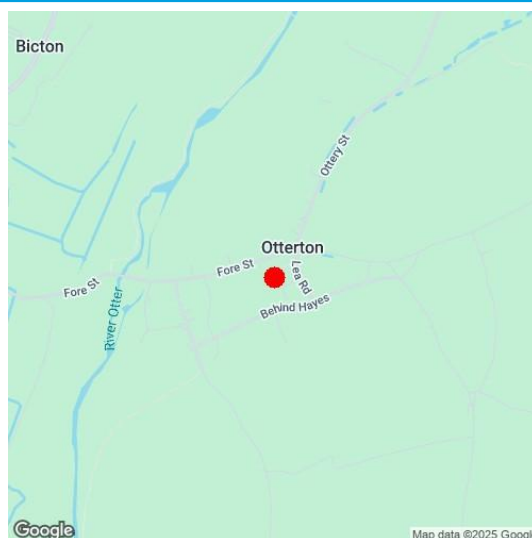
ISAAC CLOSE, OTTERTON

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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Directions

From Exmouth Town Centre, leave Exmouth along Salterton Road, following the signs for Budleigh Salterton. Before reaching Budleigh Salterton, turn left into and through Knowle, towards East Budleigh. Turn left, through East Budleigh towards Bickton, then turn right signposted Otterton. Proceed through the village, past the Kings Arms, turning right towards Ladram Bay, but immediately right into Lea Road. Turn right again into Isaac Close where the property will be clearly identified by our For Sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

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.

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