



Furze Moor, Budleigh Salterton, Devon





An **attractive** four bedroom home in a sought-after Budleigh Salterton setting.

Summary of accommodation

Ground Floor: Reception hall | Reception room | Conservatory | Dining room | Kitchen/breakfast room | Pantry | Utility | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Outside: Garage | Shed | Garden | Summer house

Set in about 3/4 of an acre

Distances

Exmouth town centre 3.5 miles, Exmouth station 3.7 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.7 miles

Exeter Airport 10.5 miles (1 hour to London City Airport), Exeter city centre 11.8 miles

Exeter St. David's station 12.9 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The property lies in a sought-after position within easy reach of the town centre and beach in popular Budleigh Salterton. This regency seaside town offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries.

The picture postcard villages of Lympstone, Knowle Village and Topsham are within easy reach and offer more extensive amenities with the Cathedral City of Exeter less than 15 miles away.

The East Devon Area of Outstanding Natural Beauty is relatively unspoilt and offers a wide array of leisure activities ranging from sailing, cycling, horse riding and kite surfing in addition to the leisure clubs East Devon Golf Club, Budleigh Cricket Club and the Croquet and Tennis Club. The stunning region offers a choice of walking and cycling routes including hiking the 250-million-year-old Jurassic Coast and the mouth of the River Ottery. There are multiple renowned sandy beaches nearby for the summer months.



Budleigh Salterton is a World Heritage site and one of East Devon's most highly regarded coastal locations. Annual events in the town and surrounding villages are world famous and cover its varied history in literary and music festivals.

The rural location belies its excellent transport links with several mainline train stations and convenient road links leading to the A30 and M5 and the wider motorway network with regular flights from Exeter International Airport.

The area offers respected educational facilities within easy reach of the property such as Newton Poppleford Primary School rated 'Outstanding' by Ofsted and St Peter's Church of England Primary School rated 'Good'. The world-renowned University of Exeter is within 15 miles of the property.

The property

Furze Moor is a splendid, detached home offering comfortable accommodation with plenty of character, while outside there is an attractive garden. The property has fantastic meadow views and is positioned well within its own plot.

Upon entering, you are greeted by a welcoming reception hall with doors leading to the main ground floor living and entertaining space. This includes the well-proportioned reception room, the formal dining room and the sunny conservatory. The reception room overlooks the rear garden and has double doors leading to the conservatory, which enjoys a west-facing aspect and welcomes plenty of sunlight throughout the day. A door leads from the conservatory to the rear garden. The dining room is an ideal space for family meals, with space for a large dining table, as well as a brick-built open fireplace.

Additionally, the ground floor has a well-equipped kitchen. There are fitted units to base and wall level, an integrated double oven and gas hob, as well as a breakfast bar. There is space for a breakfast table, while the adjoining utility room offers further space for appliances and storage.

Upstairs there are four comfortable bedrooms, including the principal bedroom with its en suite bathroom and built-in storage. Two further bedrooms have their own fitted wardrobes and washbasins. The first floor also has a family bathroom with a separate shower unit.



Garden and grounds

The garden is mainly to the front of the property, where it takes advantage of a south-facing aspect to welcome plenty of sunlight throughout the day. There are lawns to the front, sides and rear, as well as a peaceful patio area for al fresco dining. The long driveway leads from the road to a large parking area for several vehicles, as well as providing access to the detached garaging block for further parking. In addition, the gardens include a shed and greenhouse for garden storage.

Services

Mains water, gas and electricity

Directions

Postcode: EX9 6AQ

what3words: ///themes.tracking.undivided

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: D

Guide Price: £000,000



Approximate Gross Internal Floor Area

Main House = 173 sq m (1,861 sq ft)

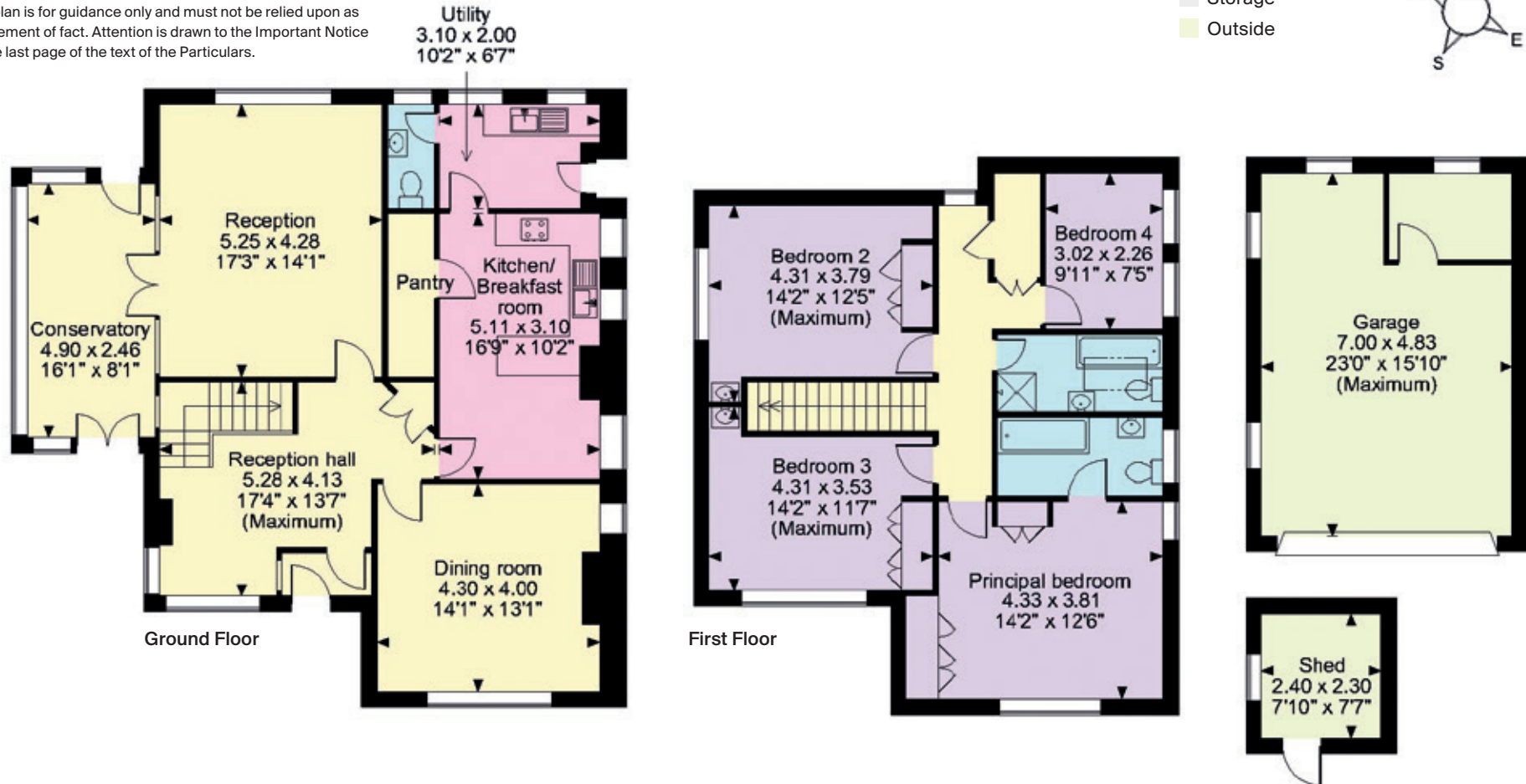
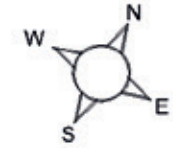
Garage = 34 sq m (364 sq ft)

Shed = 6 sq m (59 sq ft)

Total = 215 sq m (2,284 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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