



TOWNSEND

Budleigh Salterton





# TOWNSEND, 14 EXMOUTH ROAD BUDLEIGH SALTERTON

An impressive four-bedroom with attractive accommodation,  
in a sought-after Budleigh Salterton setting.



Local Authority: East Devon District Council

Council Tax band: G

Tenure: Freehold

**Guide price: £1,250,000**



# LOCATION

The regency seaside town of Budleigh Salterton 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 Lymestone, 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, Bowling 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 Otter. 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.

**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).





# TOWNSEND

This spacious, flexible four-bedroom detached family home sits in a sought-after position with miles of rolling East Devon countryside on its doorstep. The property features generous, airy reception rooms with attractive, traditional styling throughout, while outside there is a beautifully landscaped garden.

The ground floor has four main reception rooms, each of which provides plenty of space in which to relax or entertain. The main reception is the sitting room, with its dual aspect including a bay window to the front and French doors to the rear, plus wall lighting features and a log burner effect gas fire. Adjoining the sitting room there is a light and airy conservatory with a southwest-facing aspect, which welcomes plenty of sunshine throughout the day and features fitted ceiling blinds.

Additionally, the ground floor has a dining room and garden room. The dining room has an open fireplace and is the ideal space for family meals or entertaining guests, while the garden room provides extended entertaining space and features a handsome brick-built fireplace, fitted with a woodburning stove. Both rooms overlook the rear garden with skylights overhead.

Across the back of the ground level, the 29ft kitchen and breakfast room provides further social space for everyday living. The large kitchen has fitted units to base and wall level, a central island and integrated appliances, while the breakfast area offers space for informal dining.

Upstairs, the spacious first-floor landing leads to four well-presented double bedrooms. These include the generous principal bedroom with its built-in wardrobes and en suite bathroom with a separate shower unit. The second bedroom benefits from an en suite shower room, with the first floor also featuring a family bathroom with a separate corner shower unit.







## GARDEN & GROUNDS

The property is set back from the road on a small close where there is access to four properties. A private driveway provides access to Townsend, where there is plenty of parking space in front of the house and further parking and storage in the integrated double garage. There is a private walled garden to the front and side with an area of patio for al fresco dining, and to the rear of the house well-kept lawns with border hedgerows. At the rear, the garden is immaculately landscaped and features three areas of lawn, with well-tended border beds and pathways, as well as various established shrubs, hedgerows and trees. A large, decked area can be accessed from the kitchen and garden room. There is also a timber-framed gazebo and at the end of the garden, a shed offering storage space. Townsend is adjacent to open fields forming part of the Green Wedge, protected from development.

## PROPERTY INFORMATION

**Services:** Mains gas, electricity and water.

**Postcode:** EX9 6AQ

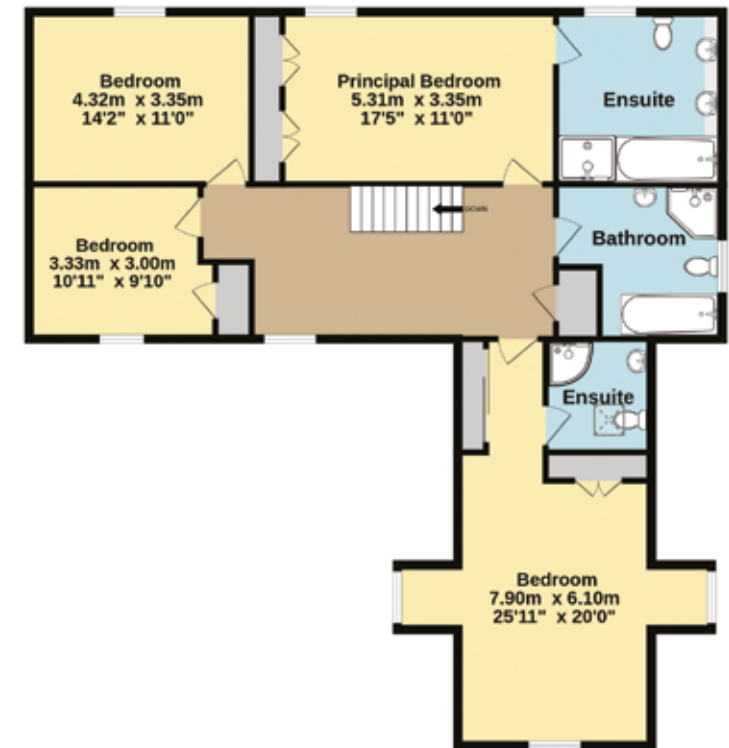
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- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 322.6 sq m / 3,472 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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