



7, Lea Road



**STAGS**



# 7, Lea Road

Otterton, Budleigh Salterton, EX9 7JH

Budleigh Salterton: 2.9 miles Exeter: 12.3 miles Honiton: 13.4 miles

A beautifully presented detached family home located in a highly sought-after village. This charming property combines modern comforts with timeless appeal, providing the perfect setting for family living in a peaceful and desirable location.

- Detached family home
- Spacious sitting room
- Garage
- Village location
- EPC D
- 3/4 bedrooms
- Utility room
- Off-road parking
- Freehold
- Council Tax Band F

Guide Price £565,000

## SITUATION

Otterton is a delightful and historic village, nestling in the beautiful East Devon countryside between Sidmouth and Budleigh Salterton. The village offers a range of facilities including primary school, church, village hall, community shop along with the renowned Kings Arms public house and popular Otterton Mill which houses a Craft Centre, Bakery & Restaurant. There is a regular bus service from the village to Sidmouth, Budleigh Salterton and Exmouth.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.





## DESCRIPTION

This delightful, modern family home offers a warm and welcoming entrance hall that leads to a well-equipped kitchen, complete with space for a dining table, and an archway that opens into a convenient utility room with direct access to the garden. On the opposite side of the entrance hall, you'll find a generously sized sitting room featuring a charming fireplace and patio doors that open to the private garden, creating a seamless indoor-outdoor flow. The property also boasts an additional reception room, perfect for formal dining, alongside a cosy snug, which offers the flexibility to be used as a fourth bedroom if desired.

Upstairs, you'll find three generously sized bedrooms, all served by a modern family bathroom. The principal bedroom enjoys the added benefit of an ensuite shower room, while the second bedroom is dual-aspect, offering plenty of natural light and built-in storage for added convenience.

## OUTSIDE

The property is set in an elevated position, offering both privacy and a low-maintenance garden. The rear garden is predominantly laid to patio, providing an ideal space for outdoor dining, entertaining, and relaxation, perfectly suited to enjoy the outdoors in comfort.

In addition, the home benefits from an attached garage, with access via a paved driveway that provides off-road parking for several vehicles, offering both convenience and practicality

## SERVICES

Mains water (metered), electricity and drainage. Oil-fired central heating.

Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile signal available outside (Ofcom).

## DIRECTIONS

What3words: ///poetic.intensely.melon

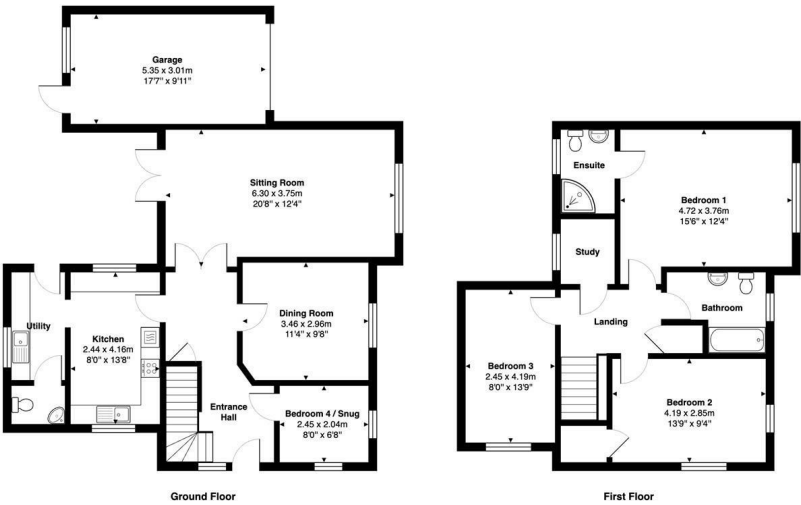




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Total Area: 153.0 m<sup>2</sup> ... 1647 ft<sup>2</sup>  
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	76
EU Directive 2002/91/EC		
England & Wales		

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