



HARRISON  
LAVERS &  
POTBURY'S



Ammonite Cottage  
Frogmore Lane  
East Budleigh  
EX9 7DR

£625,000 FREEHOLD

**New four bedroom detached home, occupying an almost level site within walking distance of the beautiful Otter Estuary.**

This brand new four bedroom home is situated to the outer edge of this popular East Devon village and enjoys a lovely southerly aspect with open views toward the Otter Valley. Presented in superb order throughout, the property is fitted and finished to a particularly high standard and with keen attention to detail.

Constructed to the latest building regulations, the house offers double glazed windows along with PV panels to the roof and heating is via an Air Source Inverter System, with under floor heating to the ground floor and radiators to the first floor. The double glazing includes bi-fold doors to both the sitting room and kitchen/dining room, both having an outlook over the rear garden and accessing a large paved patio/entertaining space.

On entering the house, a large reception hall has the turning staircase rising to the upper floor and opens into a dual aspect sitting room and a separate study/hobbies room, both rooms enjoying a southerly aspect. A useful cloaks/WC has attractive tiling and a utility room offers storage, a sink unit and plumbing for a washing machine along with access into the attached garage.

The kitchen/dining room enjoys a lovely dual aspect via two sets of bi-fold doors and is attractively fitted with a range of storage units and Quartz worksurfaces. Built in appliances comprises split level oven with microwave/combi above, an induction hob with cooker hood over along with a fridge/freezer and dishwasher.

To the first floor there are four bedrooms, the main bedroom enjoying a dual aspect, having fitted wardrobes







along with an en suite shower room which is beautifully fitted and comprises walk-in shower, WC, wash basin and chrome heated towel rail. The two front bedrooms enjoy a southerly aspect with views towards the Otter Estuary and a separate family bathroom comprises a bath with shower over, WC and pedestal wash basin with vanity cupboards.

The property is neutrally decorated throughout with carpets fitted to the first floor and LVT flooring throughout the ground floor.

Adjoining the front of the house is a tarmac driveway/parking area and to one side is an attached garage which has an electric roller door and further door to the rear. The garage houses the hot water cylinder system and Battery storage and via a drop-down ladder is a useful boarded roof space. The rear garden is almost level and mainly laid to lawn with an extensive patio area adjoining the house.

East Budleigh is a charming village surrounded by unspoilt countryside, with a community public house and shop, primary school, local bus route and village hall. The popular coastal resort of Budleigh Salterton is a few minutes-drive where there is an extensive range of facilities, with a pebble beach, whilst a sandy beach at Exmouth is about six miles away. Also nearby is the village of Otterton, with its popular Mill which houses a craft centre, bakery and restaurant.

**SERVICES** Mains water, sewerage and electricity are connected.

**BROADBAND AND MOBILE** Basic and Ultrafast broadband are available with predicted speeds of 7 to 1800 mbps. Mobile coverage is available from O2 and Vodafone. Information provided by Ofcom.

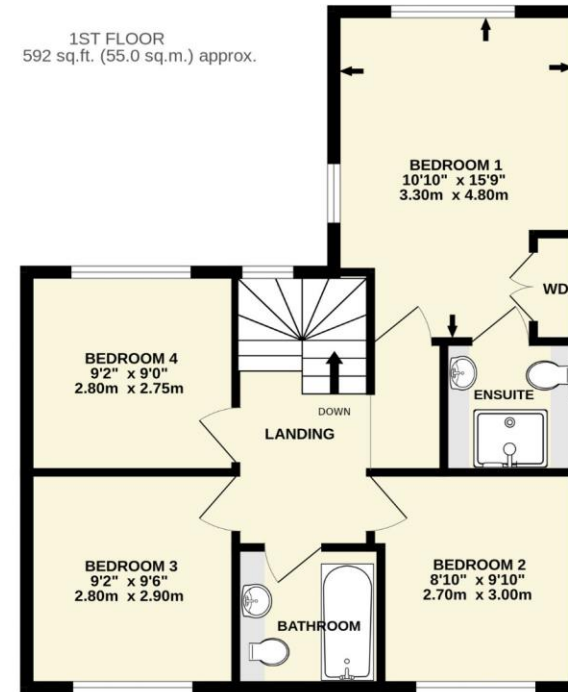
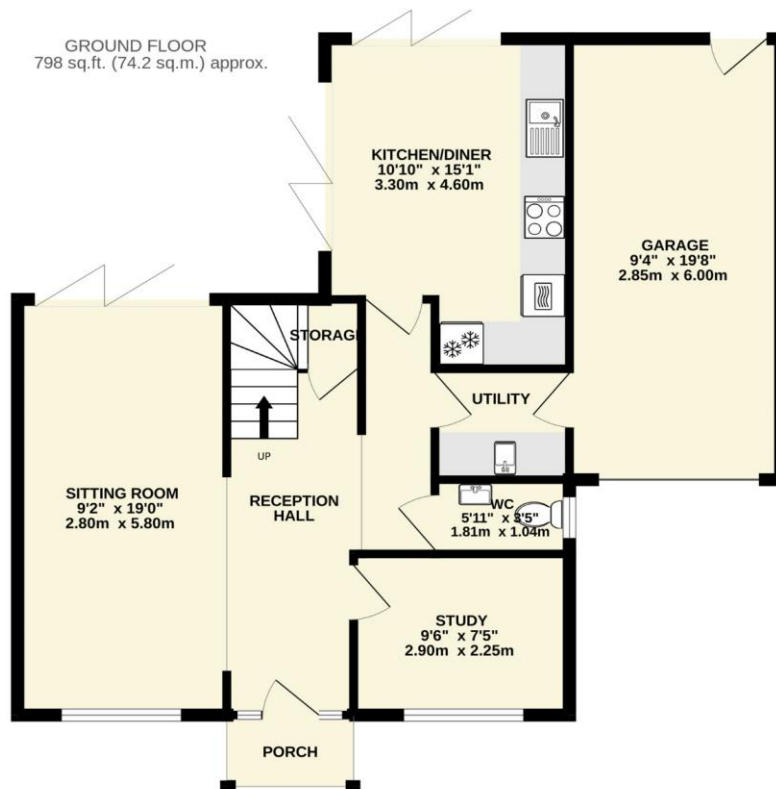
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is TBC.

**EPC: B**

**POSSESSION** Vacant possession on completion.

**REF: DHS02490**

**VIEWING** Strictly by appointment with the agents.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.

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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**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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