



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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12 Hooker Close, Budleigh Salterton,
EX9 6QX

GUIDE PRICE
£459,950
TENURE Freehold



**A Stunning Example Of A Three Bedroom Semi Detached Family Home
Situated In A Cul-De-Sac Sought After Location In Budleigh Salterton
With Generous Corner Plot Landscaped Gardens**

Entrance Porch * Reception Hall * Ground Floor Cloakroom/ Wc * Separate
Living Room * Stunning Kitchen/Dining/Family Room * Three First Floor
Bedrooms * Modern Bathroom * Gas Central Heating & Upvc Double Glazed
Windows * Beautiful Landscaped Gardens * Viewing Recommended

12 Hooker Close, Budleigh Salterton, EX9 6QX

Hooker Close is a quiet cul-de-sac less than a mile from the town centre and sea front and nearby primary school. The property sits within a large corner plot with an easy, level approach. The property offers a generous landscaped garden with ample driveway parking and single garage.

THE ACCOMMODATION COMPRISES: Attractive uPVC composite front door with decorative inset panels leading to;

ENTRANCE PORCH: 1.8m x 1.32m (5'11" x 4'4") With fitted shelving and coats hanging space; uPVC window to side aspect; central ceiling light; power points; further uPVC door with inset panel leading to;

ENTRANCE HALLWAY: Stairs rising to first floor landing with Oak Bannister; useful understairs storage cupboard beneath currently used as utilities with plumbing for automatic washing machine and tumble dryer, with fitted shelving above; high- level electric consumer unit; radiator; smoke detector; power points; wood effect Karndean flooring; ceiling lighting; Doors leading to;

GROUND FLOOR CLOAKROOM/WC: 1.68m x 0.79m (5'6" x 2'7") WC with single flush cistern; space saver sink unit with mixer tap over and tiled surround; high level shelving; uPVC obscure glazed window overlooking the entrance porch.

LOUNGE: 4.44m x 3.12m (14'7" x 10'3") A lovely bright sunny room with uPVC double glazed windows overlooking the front aspect; radiator; central ceiling; power points; tv point.

KITCHEN/DINING/FAMILY ROOM: 6.55m x 4.8m (21'6" x 15'9") A fantastic open-plan room that has been extended by the current owners to a high standard and a real feature of the property; a double aspect room with a range of stylishly modern fitted units with quartz worktops and matching upstands extending to provide a breakfast bar area; comprising of a range of base cupboards and drawer units; integrated dishwasher beneath; inset composite sink unit with single drainer and chrome mixer tap over; wall mounted cupboards; fitted display shelving; space for electric Range cooker (available by separate negotiation) with stainless steel chimney style extractor hood over and high gloss splashbacks; full height larder unit / storage area and space for American- style fridge freezer. Ceiling spotlighting; power points; Upvc double glazed window overlooking the side aspect; continued wood effect Karndean flooring.

Dining Area / Family Room: A real feature of the property with vaulted skylight and space for a dining table and chairs and sofa; ceiling spotlights; power points; full width Upvc windows overlooking the garden; further Upvc Bi-Fold doors opening out on to the REAR GARDEN.

FIRST FLOOR LANDING: With airing cupboard housing Worcester Gas combi Boiler proving hot water and central heating and shelving below; access to loft space with pull down ladder which is boarded; power points; smoke detector; radiator; oak internal doors leading to:

BEDROOM ONE: 4.47m x 3.12m (14'8" x 10'3") A spacious main bedroom with Upvc window overlooking the front aspect; fitted display shelving; radiator; ceiling lighting; power points.

BEDROOM TWO: 3.51m x 2.97m (11'6" x 9'9") uPVC window to rear aspect with countryside views; radiator; central ceiling light; power points.

BEDROOM THREE: 2.69m x 2.31m (8'10" x 7'7") Measurement in to wardrobe area; currently used as a dressing area with hanging and shelving space; uPVC double glazed window overlooking the front aspect; ceiling light; power points.

FAMILY BATHROOM: 1.98m x 1.73m (6'6" x 5'8") A modern fitted bathroom suite with bath and rainfall shower and detachable hose and folding shower screen; attractive fully tiled mosaic style tiled walls; uPVC double glazed obscure window to rear aspect; fitted vanity unit with WC and concealed cistern with push button flush; ceramic sink unit with mixer tap over and marble effect worktop and tiled splashbacks; tiled flooring; chrome heated towel rail; ceiling spotlighting; extractor fan.

OUTSIDE: The front of the property is approached via block paved shared driveway providing ample parking for 3 cars and porcelain bin store giving access to:

GARAGE: 5.87m x 2.62m (19'3" x 8'7") With up and over door, fitted with shelving and storage areas, separate electric consumer unit for garage and garden lighting; strip lighting; uPVC door giving access to the garden.

REAR GARDEN: From the front, a side gate gives access to the REAR GARDEN which with worthy of special note being fully landscaped with Dartmoor Limestone. The garden is secluded and beautifully planned. There is an outdoor shower with copper rainfall shower head with hot and cold water taps, a tranquil water feature and decorative screen trellis, full outdoor lighting, and artificial lawn areas ideal for family use and ease of maintenance. The property is fully enclosed with fence borders on to a spring meadow beyond, and an extension of the patio area to the rear provides an ideal setting to enjoy outside entertaining with a raised flower bed & shrub border.

AGENTS NOTE: Planning ref: 25/0086/MFUL



Total area: approx. 101.9 sq. metres (1097.3 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
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