





Fixed Price £180,000

18 High Street, East Budleigh, Budleigh Salterton, Devon, EX9 7ED

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Beautifully presented and brimming with Character this thatched end of terrace Grade 11 listed cottage is located right in the heart of the village offering flexible accommodation and a delightful rear garden.

- Attractive living room with exposed ceiling beams and fireplace
- Bespoke Modern kitchen with a built-in oven & hob
- Ground floor bedroom 2/home office
- Impressive first floor double bedroom
- Well-appointed bathroom/w.c. with a feature freestanding bath
- Gas central heating
- Pretty cottage style rear garden with a useful shed
- EPC Exempt – Grade 11 listed building
- Council Tax = B

Worth viewing because…
This is an exciting opportunity for those wishing to purchase a comfortable character cottage in the heart of the thriving village of East Budleigh close to the free public car park, community shop, church and The Sir Walter Raleigh public house. An early viewing is strongly recommended.

In more detail…
The accommodation on the ground floor offers a spacious living room with exposed ceiling beams and a fireplace. Doors leading to bedroom 2 and the kitchen. The second bedroom being on the ground floor could alternatively be used as a home office or dining room. The bespoke kitchen has a range of modern units with fitted shaker style base units in a stone colour finish, solid oak worktops with tiled surround and inset stainless steel sink. There is also an integral electric oven and induction hob, pluming for a washing machine, appliance space, exposed ceiling beams and a door out to the rear garden. On the first floor is an impressive double bedroom with a deep wardrobe/cupboard and bathroom/w.c. The bathroom has a rear aspect window and a modern white suite incorporating a feature free standing single ended roll-top bath with an antique style mixer tap and shower head attachment. Other features include gas central heating, and a delightful cottage style enclosed rear garden with a patio area, useful shed and side gate.

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The village of East Budleigh…
"East Budleigh is a charming village in an area of outstanding beauty just 2 miles inland from the small coastal town of Budleigh Salterton. East Budleigh has its own facilities with a community public house and shop, primary school, local bus routes and a village hall. Budleigh Salterton boasts a good range of shopping facilities as well as a health centre, churches, library and a museum. Various golf courses are also readily accessible. The Cathedral City of Exeter is within some 15 miles to the West."

Bear in mind…
The current owner has sympathetically modernised the cottage to a high standard throughout retaining much of its original charm and character. This would make an ideal permanent or holiday home.

Room sizes
Living room: 13'6" (4.11m) x 12'0" (3.65m)
Bedroom 2/Home office: 9'9" (2.96m) x 7'3" (2.21m)
Kitchen: 8'11" (2.72m) x 8'4" (2.54m)
Bedroom 1: 13'4" (4.06m) x 12'0" (3.67m)
Bathroom/w.c.: 10'0" (3.06m) x 7'6" (2.30m)

Services: All mains services are connected.
Agents note: There is a flying freehold over the kitchen area of this cottage.

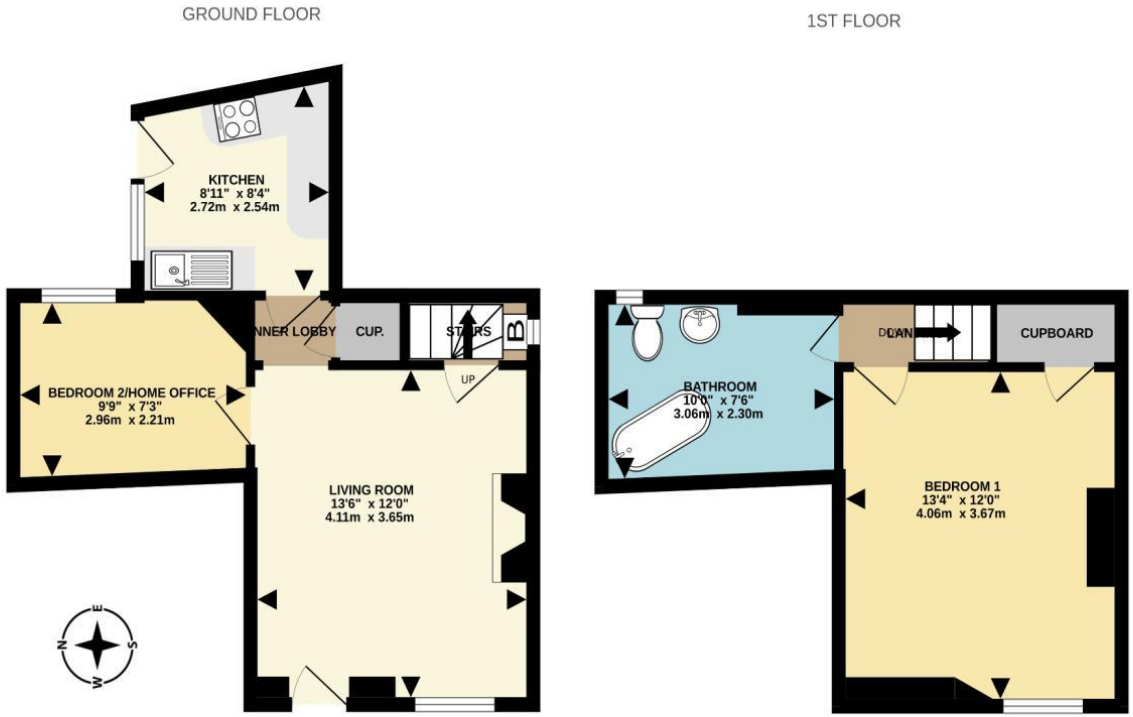
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

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