



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
61	79
England & Wales EU Directive 2002/91/EC	

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Seacrest, 12 Boucher Road, Budleigh Salterton, EX9 6JF

GUIDE PRICE

£850,000

TENURE Freehold



A Substantial Detached Residence Located In One Of Budleigh Salterton's Most Prestigious Residential Locations Within Walking Distance To Both The Town Centre And The Sea Front.

Reception Hall * Open Plan Lounge And Dining Room * Kitchen/Breakfast Room * Study/Ground Floor Bedroom Four * Ground Floor Cloakroom/WC * Three Good Size First Floor Bedrooms * Bathroom * Shower Room * Separate First Floor Cloakroom/WC * Upvc Double Glazed Windows And Gas Central Heating * Mature Gardens * Viewing Recommended

Seacrest, 12 Boucher Road, Budleigh Salterton, Exmouth, EX9 6JF

Boucher Road is a quiet residential cul-de-sac, just a short walk in to the town centre and to the sea front. The property is set within mature generously sized and private gardens with driveway parking to a good size garage. The property is set within one of Budleigh Salterton's most prestigious residential locations. The accommodation now requires some general refurbishment and is offered for sale with no ongoing chain.

THE ACCOMMODATION COMPRISES: Solid wood front door to:

RECEPTION HALL: Wood laminate flooring; radiator; turning staircase rising to first floor landing; two double glazed windows to front aspect allowing an abundance of light into the reception hall and reception areas; good size understairs storage cupboard.

GROUND FLOOR CLOAKROOM /WC: Fitted with pedestal wash hand basin with tiled splashback; WC; Upvc double glazed window with patterned glass; radiator; mirror fronted medicine cabinet; tiled floor.

LOUNGE/DINING ROOM: 6.65m x 5.13m (21'10" x 16'10") narrowing to 10'9. A bright and spacious open plan room with laminate flooring throughout; open fireplace with stone surround and hearth; television point; three radiators; upvc double glazed windows to front and rear aspects and Upvc double glazed door giving access into the rear garden.

KITCHEN/BREAKFAST ROOM: 3.71m x 3.43m (12'2" x 11'3") Single drainer sink unit with adjoining work top with cupboards and drawer units and space for dishwasher beneath; further worktops with cupboards and drawers under; chimney recess housing gas hob with extractor hood with wood mantle over; fitted glass fronted dresser unit in wall recess; wall mounted cupboards; WALK-IN PANTRY with double glazed window and light; fitted storage cupboard; tiled flooring; Upvc double glazed window to rear access; door to:

REAR LOBBY: 1.35m x 1.27m (4'5" x 4'2") Upvc double glazed window; door to outside; electric consumer unit; access to UTILITIES CUPBOARD with plumbing for automatic washing machine and space for tumble dryer; wall mounted Worcester gas boiler for hot water and central heating.

STUDY/GROUND FLOOR BEDROOM FOUR: 2.82m x 2.44m (9'3" x 8'0") Upvc double glazed window to side aspect; radiator.

FIRST FLOOR LANDING: Radiator; access to roof space; airing cupboard housing water cylinder and shelving.

BEDROOM ONE: 5.13m x 3.33m (16'10" x 10'11") A bright dual aspect room with Upvc double glazed windows to rear and side aspects enjoying a pleasant outlook; radiator; vanity wash hand basin.

BEDROOM TWO: 5.26m x 3.38m (17'3" x 11'1") Another spacious dual aspect room with Upvc double glazed windows to rear and side aspects; built in wardrobe.

BEDROOM THREE: 3.35m x 3.2m (11'0" x 10'6") Upvc double glazed window to rear aspect; built in wardrobe; radiator.

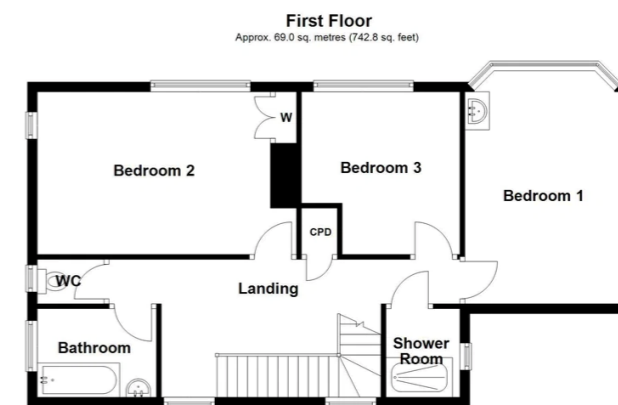
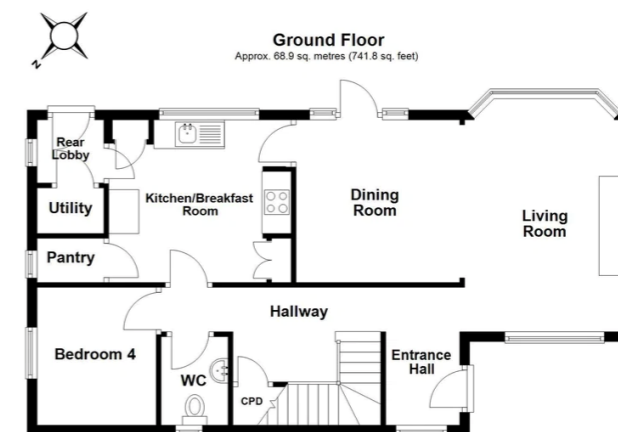
BATHROOM: 2.44m x 1.75m (8'0" x 5'9") Comprising bath with shower attachment; shower splash screen; pedestal wash hand basin with mirror and light shaver socket over; heated towel rail; tiled floor; radiator; extensively tiled walls.

CLOAKROOM/WC: 1.52m x 0.97m (5'0" x 3'2") WC; radiator; tiled floor; Upvc double glazed window with patterned floor.

SHOWER ROOM: 1.75m x 1.5m (5'9" x 4'11") Good size shower tray with shower unit over; tiled cubicle; radiator; tiled floor; Upvc double glazed window with patterned glass.

OUTSIDE: Located in one of Budleigh Salterton's most prestigious areas, the property boasts a mature front garden with well stocked and colourful shrubs and trees with pedestrian gate and pathway both leading to the front door. A driveway to the side of the property leads to the GARAGE. The rear garden is a wonderful feature of the property being generously sized, mainly laid to lawn with various mature flower shrubs and trees. There is also a SUMMER HOUSE. The garden offers a high degree of privacy and seclusion and a sunny aspect.

GARAGE: 6.1m x 3.66m (20'0" x 12'0") Up and over door; power and light connected; two double glazed windows and door giving access to the rear garden.



Total area: approx. 137.9 sq. metres (1484.5 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
Plan produced using PlanIt.

12 Boucher Road, Budleigh Salterton