

RICHARD BOUD

exp^{UK}

BESPOKE ESTATE AGENT



Lea Road, Otterton, Budleigh Salterton, EX9

Budleigh Salterton

Guide Price

£520,000

This delightful modern home offers a welcoming and well-balanced layout, designed with both comfort and flexibility in mind. A spacious entrance hall sets the tone, leading through to a well-appointed kitchen/breakfast room with ample space for family dining, complemented by an archway opening to a practical utility room with direct garden access.

On the opposite side of the hall, a generously proportioned sitting room provides a relaxing retreat, centred around an attractive fireplace and enjoying French doors that open onto the garden, creating a seamless connection between indoor and outdoor living. An additional reception room offers an ideal formal dining space, whilst a cosy snug provides excellent versatility and could equally serve as a ground-floor bedroom – perfectly suited to guests, multi-generational living or those seeking single-level convenience.

On the first floor are three well-proportioned bedrooms, all served by a contemporary family bathroom. The principal bedroom benefits from a stylish en suite shower room, while the second bedroom enjoys a dual-aspect outlook with built-in storage and an abundance of natural light.

Occupying an elevated position, the property enjoys both privacy and pleasant views. The rear garden has been thoughtfully landscaped for ease of maintenance and is predominantly laid to patio, creating an ideal environment for al fresco dining, entertaining and relaxed outdoor living. An attached garage and paved driveway provide generous off-road parking for several vehicles, further enhancing the practicality of this appealing village home.

SUMMARY OF ACCOMMODATION:

Ground Floor - Hall

Sitting Room: 6.3m (20'8") x 3.75m (12'4")

Dining Room: 3.5m (11'6") x 3.0m (9'11")

Bedroom 4/Snug: 2.45m (8'0") x 2.0m (6'7")

Kitchen/Breakfast Room: 4.2m (13'9") x 2.45 (8'0")

Utility Room: 2.9m (9'6") x 1.7m (5'7")

Cloakroom/WC

First Floor - Landing

Bedroom 1: 4.7m (15'5") x 3.75m (12'4")

Ensuite

Bedroom 2: 4.2m (13'9") x 2.85m (9'4")

Bedroom 3: 4.2m (13'9") x 2.45m (8'0")

Study: 2.0m (6'7") x 1.6m (5'3")

Bathroom/WC

Outside: Long private driveway leading to ample off-road parking. Communal lawned gardens, drying area and bin store.

Garage: 5.35m (17'7") x 3.0m (9'11")

AGENTS NOTES:

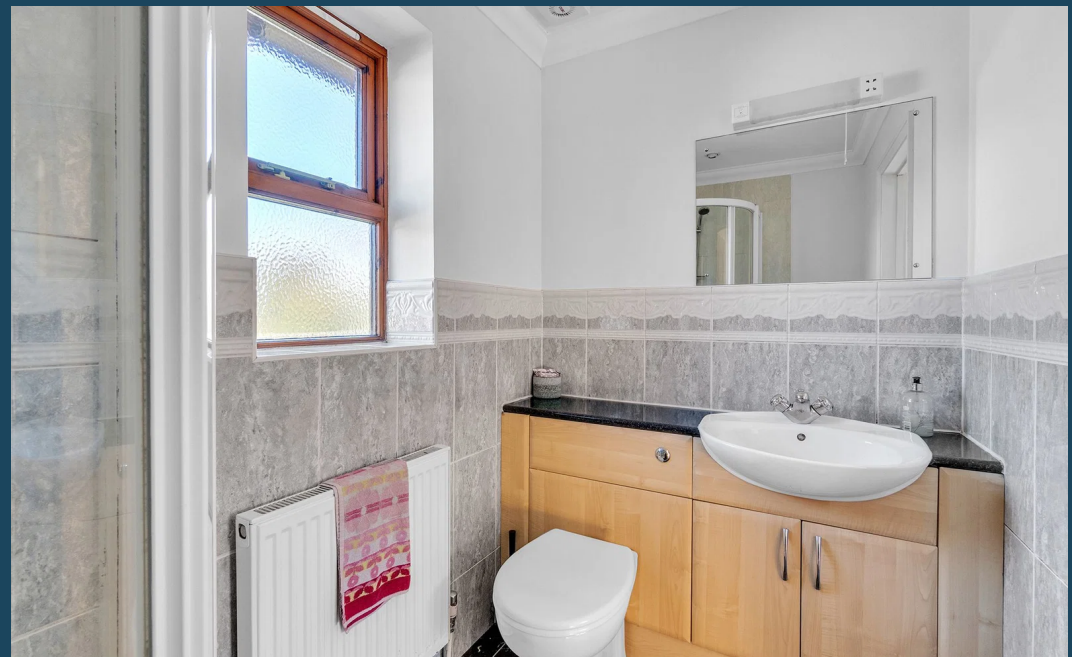
Tenure: Freehold. Vacant possession on completion.

Council Tax Band: F (East Devon District Council).

EPC Rating: D

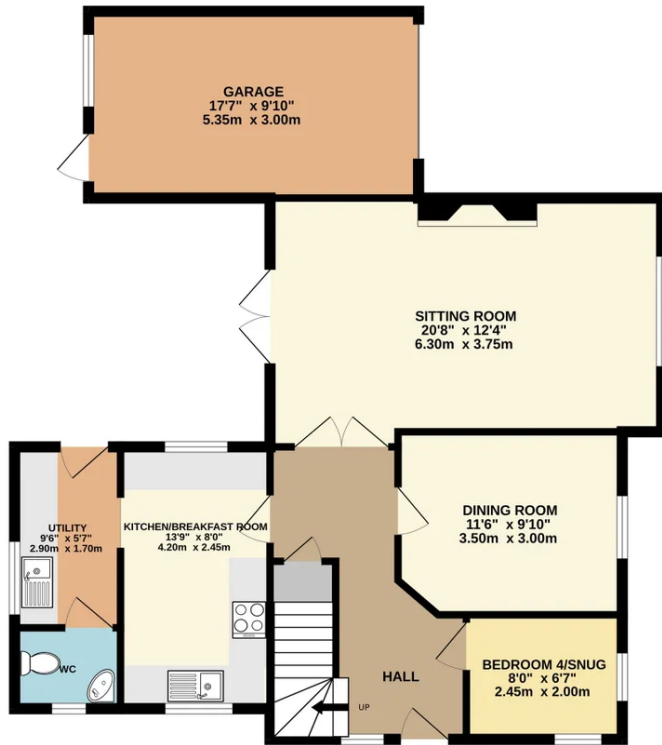
Services: Mains electric, water & drainage. Oil-fired central heating. Superfast fibre broadband is available.



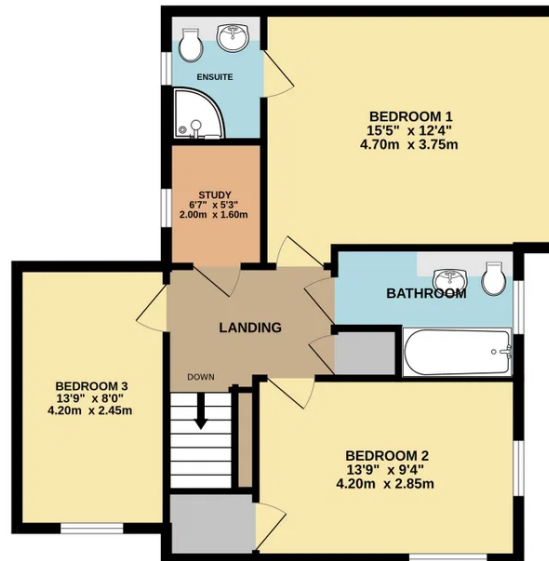


All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

GROUND FLOOR



1ST FLOOR



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

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01395 262637



richard.boud@exp.uk.com