

Swains Road, EX9

M<sup>OV</sup>ELI



MOVELI

FOR SALE

BY CONTACTING AN AGENT  
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## Swains Road, EX9

A rare opportunity to acquire a three bedroom family home for modernisation, in a quiet location in Budleigh Salterton. The property also has three reception rooms, a kitchen, bathroom and downstairs W, as well as parking and generous gardens.

- A FANTASTIC SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION
- SUPERB SCOPE TO EXTEND AND IMPROVE (SUBJECT TO CONSENTS)
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- LOVELY ENTRANCE HALL & LANDING
- BATHROOM & DOWNSTAIRS W.C
- FRONT & REAR GARDENS
- OFF STREET PARKING
- WITHIN 0.5 MILES TO THE BEACH



This fantastic semi detached house is perfect for families looking for a project. The property is situated in a quiet cut-de-sac location in Budleigh Salterton, within half a mile of the beautiful beach.

The property is suitable for either modernisation or a large extension to the rear (subject to relevant consents) to create a truly gorgeous family home. The entrance porch leads in to an open and welcoming hall with a lovely staircase to the first floor and access to all rooms including the downstairs cloakroom. The living room is a large room with a bay window to the front and picture rail. The dining room has sliding doors out to the rear garden, picture rail and a gas fire. The breakfast room has a window to the side and links through to the kitchen, which has fitted wall and base units, windows to three sides and space for several appliances. There is also a door to the side porch, giving access to the driveway and rear garden.

On the first floor there is a fantastic open landing with a large window to the side, this gives access to the three bedrooms and bathroom. Bedroom one is a large double room





- ▶ with bay window, fitted storage cupboard and picture rail. From the bay window you do get glimpses of the sea and the River Otter between the buildings opposite. Bedroom two is a large double room with a window to the rear overlooking the garden, there is a picture rail and two built in storage cupboards. Bedroom three is a single room with a window overlooking the rear garden, there is a sink unit and a storage unit.

Externally, there is a garden area to the front with a driveway for up to three vehicles to the side. There is side access to the large rear garden which has a patio area with steps leading up to a lawn with mature shrubs and planted borders.





## LOCATION

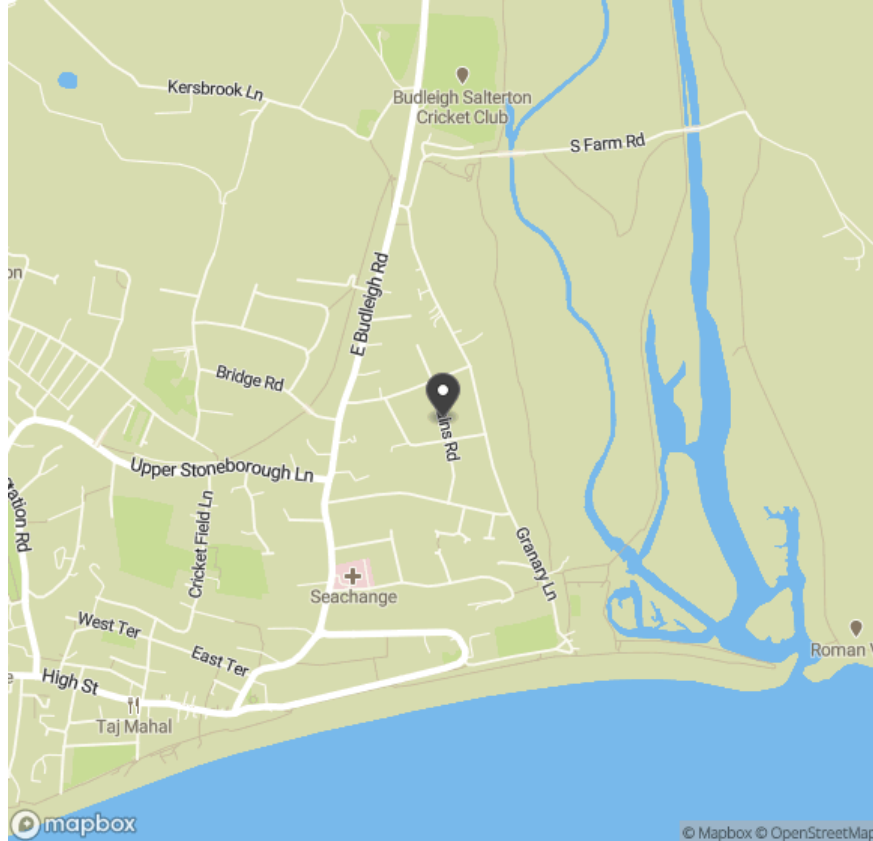


Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

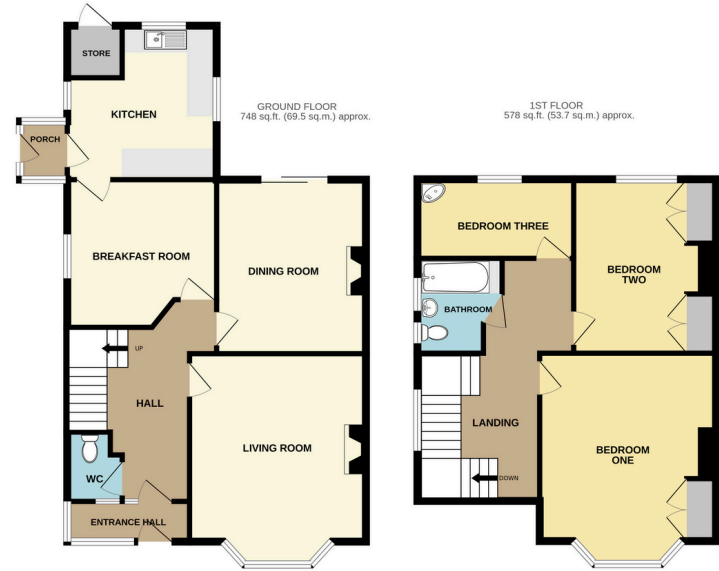
Current: 71

Potential: 77



## FLOOR PLAN

1326 sq ft (123 sq m)



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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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