10, Tidwell Close

STAGS

10, Tidwell Close

, Budleigh Salterton, EX9 6SH

Sea front (1.1 mile), M5 junction 30 (9.7 miles), Exeter city centre (14.2 miles)

A spacious 2 bedroom detached bungalow with a large driveway, garage, and good sized South facing garden.

- 2 double bedroom detached bungalow
- Cul-de-sac location
- Good sized South facing garden
- Sitting room with wood burner
- EPC: E
- Around 1 mile from the sea front
- Large driveway and garage
- Impressive open plan kitchen/dining/conservatory
- No onward chain
- Current council tax band:

Guide Price £535,000

SITUATION

Tidwell Close is a quiet cul-de-sac a short walk from the centre of the town and sea front. Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).

ACCOMMODATION

The front door opens into an entrance hall, there is a sitting room on the left hand side with a wood burner and a large window looking to the front with stunning views across to Shortwood Common, and on the right a double bedroom again with a window to the front. Further along the hall, on the right is another double bedroom with a window to the rear and straight ahead a bathroom fitted with a panel bath with shower over, pedestal hand wash basin and a W.C.

To the rear of the house is an impressive open plan kitchen/dining room opening through to a conservatory. A lovely bright room over looking the garden the kitchen is fitted with a range of base, wall and drawer units, integrated quality appliances and there is a central island. The conservatory has a wood burner and French doors to the garden.

OUTSIDE

A particular feature of the property is the garden which is a good sized and very attended. To the front a gravel driveway provides ample parking and leads to a single garage. There is also an area of lawn to the side. To the rear the garden has a Southerly aspect with a patio leading off the conservatory, ideal for outside dining with steps leading up to a level grass garden with a number of plants, small trees and shrubs.

UTILITIES

Current council Tax Band: E
Utilities: Mains water, gas, electricity, drainage and solar panels on the roof.
Heating: Gas central heating
Tenure: Freehold
Broadband: Standard and superfast available (Ofcom)
Mobile Networks: EE, O2, Three, and Vodafone (Ofcom)

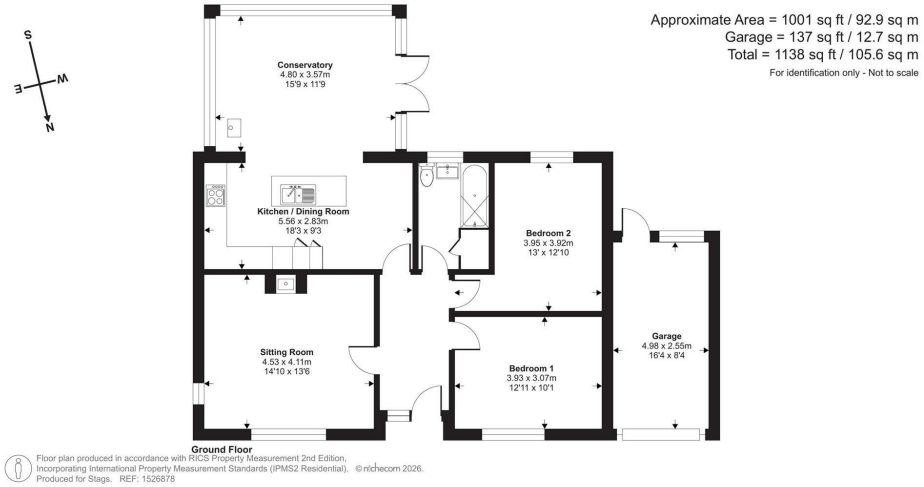
DIRECTIONS

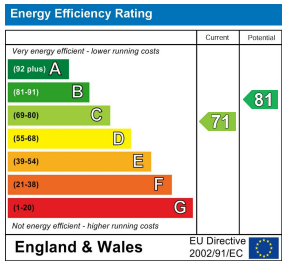
What three words: ///otters.rephrase.stopwatch

AGENTS NOTE

The title plan refers to a number of historical covenants. Please speak to the agent for more details.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202