











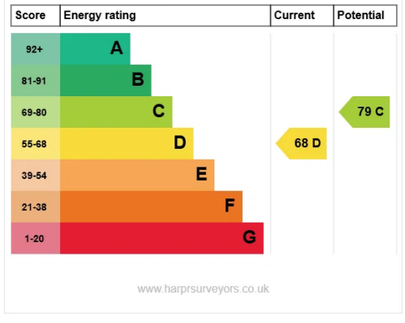

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Holmdale, 27 Swains Road, Budleigh Salterton, EX9 6HU

GUIDE PRICE
£620,000
TENURE Freehold



A Substantial Three Bedroom Older Style Family Home With Character And Charm Of Its Era, Enjoying A Quiet Cul-De-Sac Location In The Sought After Town Of Budleigh Salterton

Spacious And Welcoming Reception Hall * Attractive Living And Separate Dining Room * Open-Plan Kitchen/Breakfast Room * Three Good Size Bedrooms Bathroom/Wc * Mature Gardens * Driveway Parking Garage/Store * Some General Refurbishment Required * For Sale With No Ongoing Chain

rightmove

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door with patterned glass to:

ENTRANCE PORCH: Feature tiled flooring, uPVC double glazed windows, courtesy light, inner solid wood door with lead light patterned window inset to:

SPACIOUS RECEPTION HALL: A fine and elegant entrance to the property; dado rail, picture rail, radiator, impressive turning staircase rising to first floor landing with large uPVC double glazed window to side aspect allowing an abundance of light into the reception hall, useful understairs recess, telephone point.

LIVING ROOM: 4.83m x 4.04m (15'10" x 13'3") maximum measurement into wall recesses. uPVC double glazed bay window to front elevation. A charming room with fitted shelving units in wall recesses, fire surround having living flame effect coal gas fire, TV point, picture rail.

DINING ROOM: 4.09m x 3.45m (13'5" x 11'4") Two radiators, picture rail, uPVC double glazed French patio doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM: 6.5m x 3.45m (21'4" x 11'4") A spacious through room comprising of KITCHEN AREA: Fitted with a range of patterned worktops with matching splashbacks, cupboards, drawer units, plumbing for automatic washing machine, space for tumble dryer beneath, wall mounted cupboard, glass fronted display unit, plate rack, gas cooker point with splash back, chimney style extractor hood over, wall mounted Worcester gas boiler for hot water and central heating, shelved larder style cupboard, uPVC double glazed windows to rear and side aspects, uPVC door with patterned glass giving access to the rear garden.

BREAKFAST ROOM: Enjoys a feature tiled chimney recess with mantel over, radiator, timer control for hot water and central heating, uPVC double glazed window to side aspect.

FIRST FLOOR GALLERIED STYLE LANDING: Dado rail, Radiator, access via loft ladder to roof space, airing cupboard with water cylinder and slatted shelving over.

BEDROOM 1: 5.11m x 4.01m (16'9" x 13'2") maximum measurement to uPVC double glazed window to front elevation. Fitted wardrobe with fitted storage cupboards over, radiator.

BEDROOM 2: 4.06m x 3.4m (13'4" x 11'2") Picture rail, built-in wardrobe with storage cupboards over, radiator, uPVC double glazed window overlooking the rear garden.

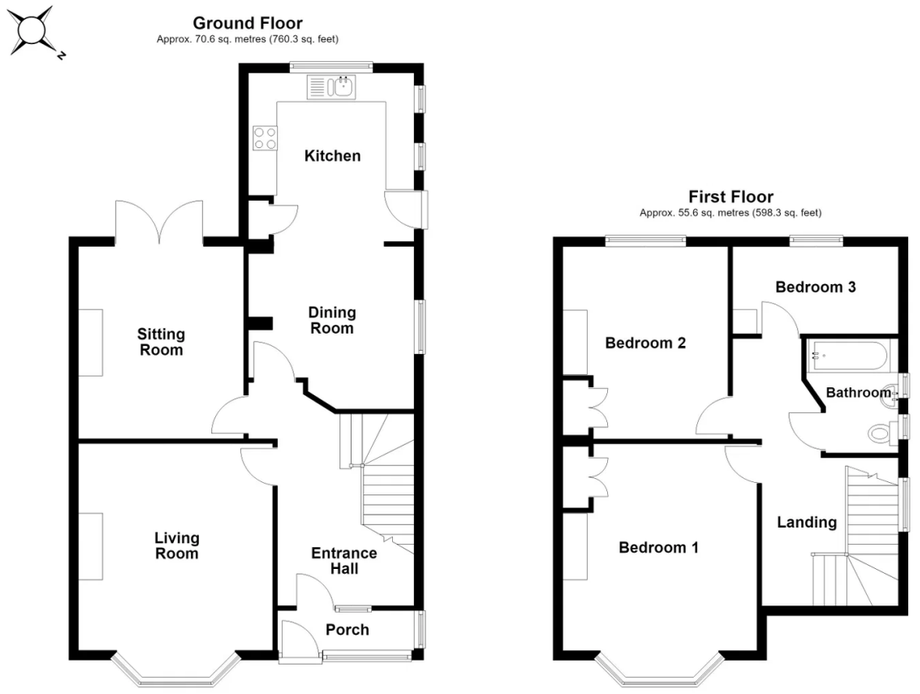
BEDROOM 3: 3.38m x 1.8m (11'1" x 5'11") Radiator, picture rail, uPVC double glazed window to rear aspect.

BATHROOM/WC: 2.39m x 1.5m (7'10" x 4'11") Comprising bath with shower unit over, shower splash screen, pedestal wash hand basin, WC, tiling to splash prone areas, radiator, two sets of uPVC double glazed windows with patterned glass.

OUTSIDE: Enjoying a quiet location in a sought after cul-de-sac, the property enjoys an attractive front garden with patio sun terrace areas and colourful flower and shrub beds, driveway provides off road parking leading to a GARAGE/STORE. Wooden side gate and pathway gives access through to rear garden. The rear garden is a lovely feature of the property enjoying a high degree of privacy and seclusion with patio sun terrace and blocked paved area, ideal for outside entertaining with steps rising to extensive lawned area of garden edged with mature flower and shrub beds and fruit trees.

GARAGE/STORE: 18' x 8' Up and over door, power and light connected, rear door giving access to the garden.

FLOOR PLAN:



Total area: approx. 126.2 sq. metres (1358.6 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 epcsolutions.co.uk
Plan produced using PlanUp.

27 Swains Road, BUDLEIGH SALTERTON