





# Norman Crescent, Budleigh Salterton

Guide Price £325,000

3 2 2





This conveniently located property offers huge potential to create a wonderful family home located in the beautiful seaside town of Budleigh Salterton within easy reach of the beautiful pebble beach and local amenities including shops, cafes, restaurants, pubs and local Post Office.

The property is approached from the road via the front door which leads onto the entrance hall, where there is a downstairs cloakroom. The kitchen is in need of modernisation but offers plenty of space for wall and base units and additional appliances. The living room is a spacious area with doors leading to the rear garden.

On the first floor there are 2 double bedrooms both fitted with built in wardrobes. The family bathroom comprises a bath with shower over, a basin and WC. On the second floor there is another generously sized double room with a walk in wardrobe. There is a shower room fitted with a shower cubicle, basin and WC.

Externally the rear garden is an enclosed space with a wooden gate leading to the single garage, which is fitted with an up and over door and offers space to park a car. The property benefits from gas central heating and double glazing throughout providing an efficient home to run.

This wonderful home is located close to the heart of the town and its amenities including a good range of shops, cafes, restaurants, pubs and Post Office. The local schools have excellent reputations and the local social scene is thriving with music, arts and sports clubs. Budleigh Salterton also has excellent transport links with the city of Exeter and the M5 motorway just a short drive away as well as Exeter International Airport and the main Exeter to London train lines.

## **DIRECTIONS**

<https://w3w.co/glossed.goodnight.creatures>

## **VIEWINGS**

By prior appointment with Redferns 01395 512544

## **SERVICES**

We understand all mains services are connected

## **MOBILE & BROADBAND COVERAGE**

Broadband is connected to this property, for specific checks, please use [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## **OUTGOINGS**

Council Tax Band D (as per Gov.UK Website at the date of first listing)

## **TENURE**

Freehold





- Three Double Bedrooms
- Living Room
- Kitchen
- Family Bathroom
- Rear Garden
- Single Garage
- Gas Central Heating & Double Glazing
- Council Tax Band D
- EPC Rating - TBC
- Offered with NO ONWARD CHAIN



Ottery St. Mary  
 Exeter  
 Sidmouth

01404 814 306  
 01392 984 511  
 01395 512 544

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)



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