



# Woodlands, Budleigh Salterton, EX9 6AT

Guide Price £415,000

3 1 1



This beautifully presented three-bedroom home is located in the highly sought-after seaside village of Budleigh Salterton and offers a wonderful blend of style, comfort and practicality, making it an ideal choice for a wide range of buyers. The property enjoys well maintained surroundings and a layout designed to maximise light and space throughout.

At the heart of the home is the stunning fitted kitchen, finished with sleek marble worktops and thoughtfully arranged to provide both functionality and elegance. This flows seamlessly into the light and airy open-plan living and dining room, creating a superb space for relaxing, entertaining and family life. The Juliet balcony allows lovely views and large windows allow natural light to flood in, enhancing the sense of space. A modern WC completes the ground floor.

On the first floor, three well-proportioned bedrooms offer a calm and inviting atmosphere, with flexibility for use as family bedrooms, guest rooms or a home office if required. Each bedroom also offer plenty of built in wardrobe storage space. The bathroom and additional facilities are well presented and in keeping with the high standard found throughout the home. Gas central heating and double glazing ensure the property remains warm, comfortable and energy efficient in every season.

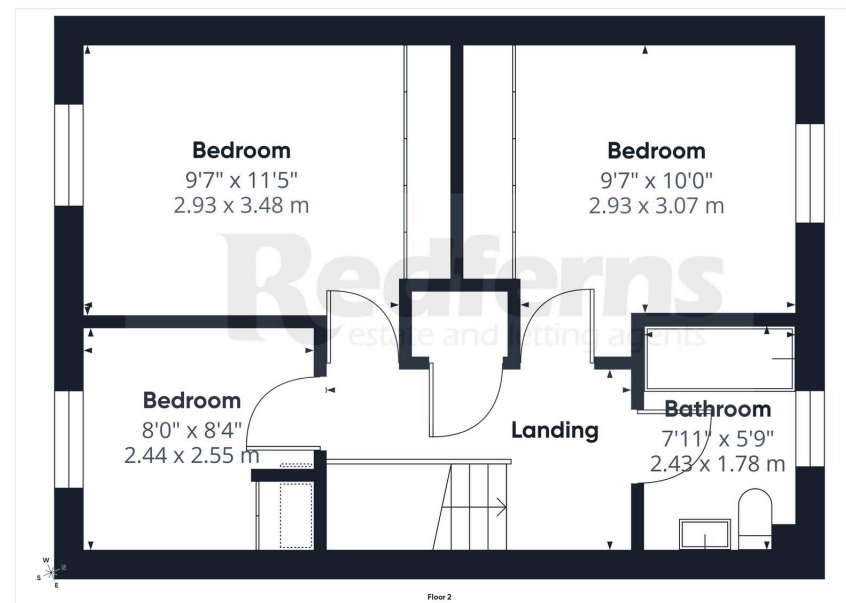
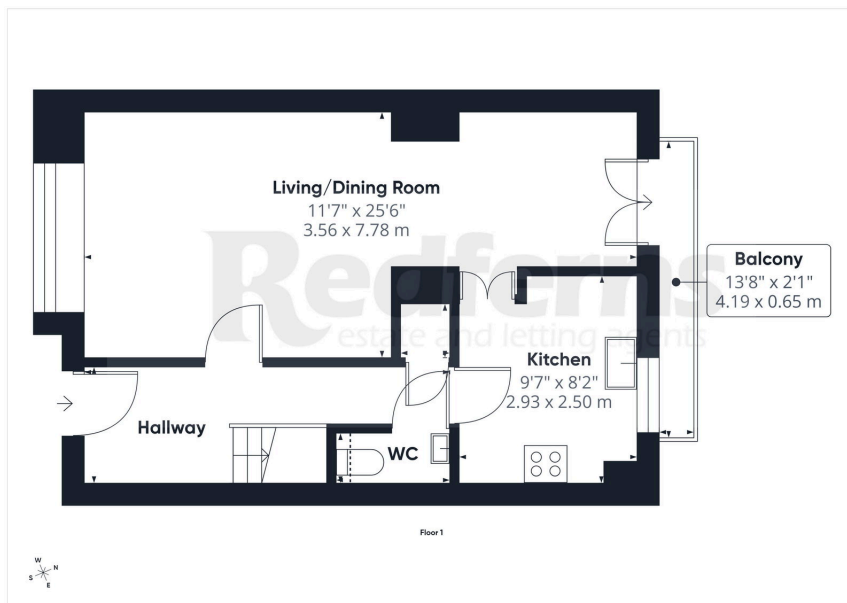
Outside, the sunny patio garden provides a delightful and private outdoor retreat, thoughtfully planted with shrubs to create colour and interest while remaining easy to maintain. It is an ideal space for al fresco dining, relaxing with a book or enjoying time with friends and family. The large double garage offers secure parking and additional storage, adding to the overall convenience of the property.

Situated in a desirable village location close to local amenities, coastal walks and transport links, this is a home that perfectly balances village charm with modern living. Properties of this quality in such a location are rarely available and early viewing is highly recommended, as the full appeal of this lovely home can only truly be appreciated in person.





- Three bedrooms
- Spacious living/dining room
- Modern fitted kitchen
- Stylish family bathroom
- Beautiful patio garden
- Large double garage
- Gas central heating
- Double glazing
- Council Tax Band - E
- EPC Rating - D



Ottery St. Mary | 01404 814 306  
 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

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

