











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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6 Knowle Road, Budleigh Salterton, EX8 6AR

GUIDE PRICE

£470,000

TENURE Freehold



A Period Double Fronted Semi Detached House Enjoying An Enviable Location With Large Rear Garden And Off Road Parking

Sitting Room * Separate Dining Room * Kitchen/Breakfast Room
Cloakroom/Wc * Three First Floor Bedrooms * Bathroom/Wc * Large
Secluded Rear Garden * Double Glazed Windows * Gas Central Heating
Off Road Parking * Offered For Sale With No Ongoing Chain

rightmove

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6 Knowle Road, Budleigh Salterton, EX9 6AR

Pennys Estate Agents are delighted to offer for sale this attractive period semi detached house situated in a desirable location approximately one mile from the town and seafront. The accommodation now could benefit from some general modernisation, however offers a wonderful outlook over its large rear garden with an excellent rural location from the top of the garden. It also has the benefit of double glazed windows, gas central heating and off road parking. A viewing of this period home is highly recommended.

THE ACCOMMODATION COMPRISES: Entrance canopy with courtesy light, glazed panelled front door to:

ENTRANCE HALL: Stairs rising to first floor landing.

LIVING ROOM: 5.26m x 3.66m (17'3" x 12'0") A through room with double glazed windows to front and rear aspects, feature stone fireplace with matching hearth with wood mantel over, dresser style unit housed in wall recess, TV point, picture rail, radiator.

DINING ROOM: 4.04m x 3.56m (13'3" x 11'8") into wall recesses and double glazed bay window which overlooks the front aspect, access to understairs cupboard, wooden tiled surround with tiled inset and fitted gas fire, picture rail, door to:

KITCHEN/BREAKFAST ROOM: 4.17m x 3.51m (13'8" x 11'6") narrowing to 2.67m (8'9") Fitted with patterned worktops with inset single drainer sink unit and four ring gas hob with tiled surrounds, cupboards, drawer units and plumbing for automatic washing machine beneath, built-in oven with cupboards above and below, wall mounted cupboards and fitted shelving units, space for upright fridge/freezer, double glazed windows and door giving access to the rear garden, double glazed door to:

REAR PORCH: 1.83m x 1.52m (6'0" x 5'0") With tiled floor, double glazed windows and door to rear garden, access to:

CLOAKROOM/WC: 1.96m x 1.04m (6'5" x 3'5") Pedestal wash hand basin with tiled splashback, WC, wall mounted gas boiler for hot water and central heating, tiled floor, radiator, double glazed window, electric consumer unit and meter.

FIRST FLOOR LANDING: Radiator, double glazed window to rear aspect, picture rail.

BEDROOM 1: 4.78m x 3.63m (15'8" x 11'11") maximum measurement into wall recesses. Double glazed bay window overlooking the front aspect enjoying a lovely rural outlook, pedestal wash hand basin and tiled splashback, radiator, built-in wardrobe, picture rail.

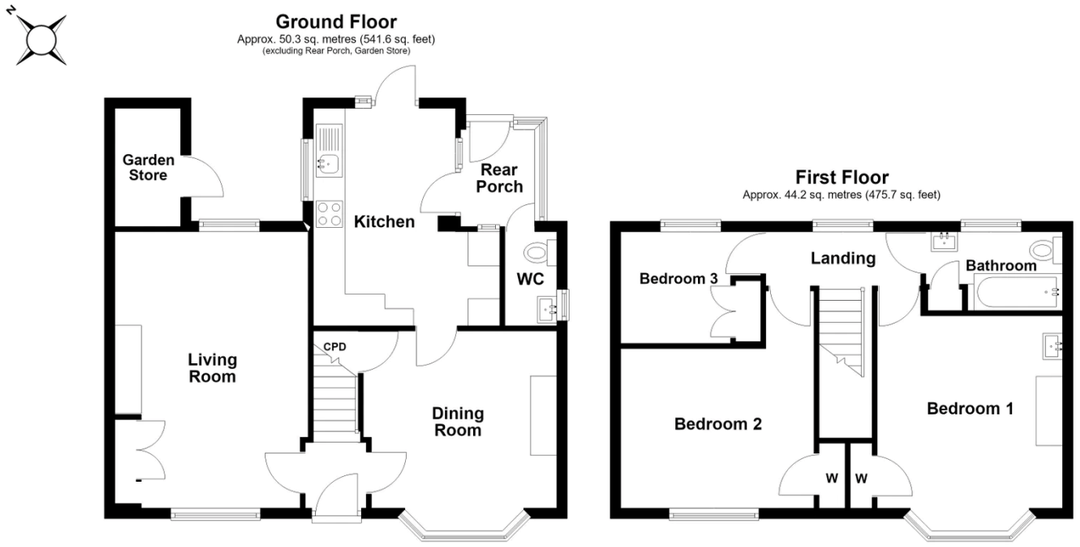
BEDROOM 2: 4.11m x 3.81m (13'6" x 12'6") maximum overall measurement. Good size double bedroom with radiator, double glazed window to front aspect, again enjoying a pleasant rural outlook, built-in wardrobe, picture rail.

BEDROOM 3: 2.69m x 2.11m (8'10" x 6'11") Built-in double wardrobe with storage cupboards over, radiator, uPVC double glazed window to rear aspect. Access to large roof space via loft ladder with light.

BATHROOM/WC: 2.64m x 1.47m (8'8" x 4'10") Comprising of bath with shower attachment, shower curtain and rail, pedestal wash hand basin, tiling to splash prone areas, WC, airing cupboard with water cylinder and slatted shelving over, double glazed window with patterned glass, radiator.

OUTSIDE: The property is approached by a pedestrian pathway with attractive lawned gardens either side of the pathway with a variety of shrubs offering an array of colour. A driveway providing off road parking. Side pathway and gate gives access through to the rear garden. The rear garden is a wonderful feature of the property, generous in size, raising away from the property enjoying a lovely outlook from the top of the garden. The garden offers a high degree of seclusion, backing onto fields and enjoying an extensive area of lawned garden with mature trees, plants and shrub beds, with patio pathway and covered hardstanding area to the rear of the property with access to outside garden store.

FLOOR PLAN:



Total area: approx. 94.5 sq. metres (1017.4 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.

6 Knowle Road, BUDLEIGH SALTERTON

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.