



14a Leas Road, Budleigh Salterton,
Exmouth, EX9 6SA

GUIDE PRICE

£575,000

TENURE Freehold



**A Newly Built Architect Designed Energy Efficient Individual Detached House
Located In A Sought After Location In Easy Reach Of The Green, Budleigh Town
Centre And Seafront**

High Quality Low Maintenance Accommodation * Well Appointed Quality Kitchen/Dining Room With Range Of Built-In Appliances * Open-Plan Dual Aspect Living Room With Bi-Fold Doors Opening Onto The Gardens * Utility Room * Ground Floor Cloakroom/Wc * Two Double Bedrooms – Main Bedroom With Well Appointed En-Suite Shower Room/Wc * Spacious Bathroom Suite * Landscaped Gardens * Block Paved Parking For Two Cars * For Sale With No Ongoing Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	96	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Leas Road enjoys a quiet location close to The Green, in this popular residential area of Budleigh Salterton just half a mile from the town centre and sea front. It is within quarter of a mile of the local post office stores and close to St Peter's Primary School, which may be approached without crossing any major roads. There is nearby access to the attractive footpath running along the old railway line, which provides a convenient approach to White Bridge and excellent walking along the beautiful River Otter.

THE ACCOMMODATION COMPRISES: Covered entrance porch with composite front door giving access to:

RECEPTION HALL: A fine entrance to the property with luxury wood effect flooring, underfloor heating, recessed ceiling spotlighting.

GROUND FLOOR CLOAKROOM/WC: Fitted with a space saver wash hand basin with splash back set into wall recess, WC with concealed cistern, luxury wood effect flooring.

OPEN-PLAN LIVING SPACE: Comprising **LIVING ROOM:** Bright open-plan living space with bi-fold doors and large double glazed picture window with vaulted ceiling above with Velux window allowing an abundance of light into the room, luxury wood effect flooring with underfloor heating, under stairs storage cupboard, further bespoke storage cupboard under stairwell recess, stairs rising to first floor landing with glass balustrade, recessed ceiling spotlighting. **KITCHEN/DINING ROOM:** A stylish high quality room with stylish two colour kitchen units comprising of patterned worktops with matching splash backs, range of cupboards, drawer units, integrated dishwasher beneath worktops, five ring gas hob, stainless steel chimney style extractor over with light, with glass splash back, built-in oven with built in microwave, integrated fridge and freezer, pull out upright larder style cupboard, double glazed window to front aspect, recessed ceiling spotlighting, double glazed bi-fold doors opening onto the rear garden. Luxury wood effect flooring with underfloor heating.

UTILITY ROOM: Fitted with single drainer sink unit set in work surfaces with plumbing for automatic washing machine and space for tumble dryer beneath, wall mounted cupboards, double glazed window to front aspect, ceiling extractor fan, recessed ceiling spotlighting, luxury wood effect flooring with underfloor heating. Turning staircase rises from the living room to:

FIRST FLOOR LANDING: Double glazed window to side aspect, recessed ceiling spotlighting.

BEDROOM 1: Built-in bespoke wardrobes, recessed ceiling spotlighting, radiator, double glazed window to front aspect.

EN-SUITE SHOWER ROOM/WC: Fitted with a double width ease of access shower cubicle, fixed rainfall shower head hose and detachable shower head hose, attractively tiled walls, sliding splash screen doors, shower unit, contemporary style wash hand basin with cabinets beneath and matching splashback, WC with push button flush, chrome heated towel rail, recessed ceiling spotlighting, ceiling extractor fan, double glazed window with frosted glass.

BEDROOM 2: Built-in bespoke wardrobes, radiator, recessed ceiling spotlighting, double glazed window to front aspect.

MAIN BATHROOM/WC: Stylishly fitted with bath with shower splash screen, fixed rainfall shower head hose and detachable shower head hose, attractive tiling to splash prone areas, contemporary style wash hand basin with drawer units beneath, matching splash back, WC with push button flush, chrome heated towel rail, recessed ceiling spotlighting, ceiling extractor fan, double glazed Velux window.

OUTSIDE: The property enjoys a block paved parking area to the front for two cars with decorative stone front garden with patio side pathway and gates to either side of the property giving access through to the rear garden. The rear garden again has been planned for ease of maintenance in mind comprising of a good size patio sun terrace, providing a superb area for outside entertaining, decorative garden area and raised flower beds and borders.

AGENTS NOTE: The property also benefits from owned solar panels and there is an electric charging point fixed outside ready to be connected.

