

"A Business Built Upon Recommendations!"



18 Clinton Terrace, Budleigh Salterton, EX9 6RZ

Offers in the region of £449,950

**** NO CHAIN" EARLY VACANT POSSESSION AVAILABLE **** We are delighted to offer this traditional three bedroom DETACHED family home with front and rear gardens incorporating a DRIVEWAY TO THE SIDE. This property has not been available to the market for many decades. The property is of a solid construction with a tiled roof with architecture which reflects a solidly built traditional family home. The property has well proportioned accommodation to include a traditional reception hall and large traditional first floor landing. This property does require a complete cosmetic cuddle however does have a modern Vaillant combination boiler serving gas radiator central heating to all rooms and a functional kitchen plus family bathroom with "Mira shower" PLUS uPVC REPLACEMENT DOUBLE GLAZING. The property enjoys a well proportioned enclosed plot. Lounge, separate Dining room, Kitchen/breakfast room, Three bedrooms and a family bathroom.

GENERAL DESCRIPTION



"CLINTON TERRACE, BUDLEIGH SALTERTON" OFFERS IN THE REGION OF £450,000 ** NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO RESIDENTIAL EXPRESS MARKETING SERVICES. "NO CHAIN" EARLY VACANT POSSESSION AVAILABLE **

We are delighted to offer this traditional three bedroom DETACHED family home with front and rear gardens incorporating a DRIVEWAY TO THE SIDE. This property has not been available to the market for many decades. The property is of a solid construction with a tiled roof with architecture which reflects a solidly built traditional family home. The property has well proportioned accommodation to include a traditional reception hall and large traditional first floor landing. This property does require a complete cosmetic cuddle however does have a modern Vaillant combination boiler serving gas radiator central heating to all rooms and a functional kitchen plus family bathroom with "Mira shower" PLUS uPVC REPLACEMENT DOUBLE GLAZING. The property enjoys a well proportioned enclosed plot. Lounge, separate Dining room, Kitchen/breakfast room, Three bedrooms and a family bathroom. The property is located in this sought after "No Through Close" within the delightful traditional seaside Town of Budleigh Salterton. SHORT WALK TO BUDLEIGH SALTERTON BEACH ** TOWN CENTRE AND LOCAL SCHOOLING ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK ** FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT TO TESCO'S EXPRESS ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK sarah@darah-dunn.co.uk (01395) 720022 **

LOCATION

A lovely traditional 1930s Three bedroom detached family home is set in an easily accessible location within close proximity of Budleigh Saltertons wonderful seafront in this popular traditional seaside Town. situated on the South Coast of East Devon, where the River Exe meets the sea. Budleigh Salterton itself is a traditional resort with promenade, elegant Georgian architecture and a bustling

traditional High Street.. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

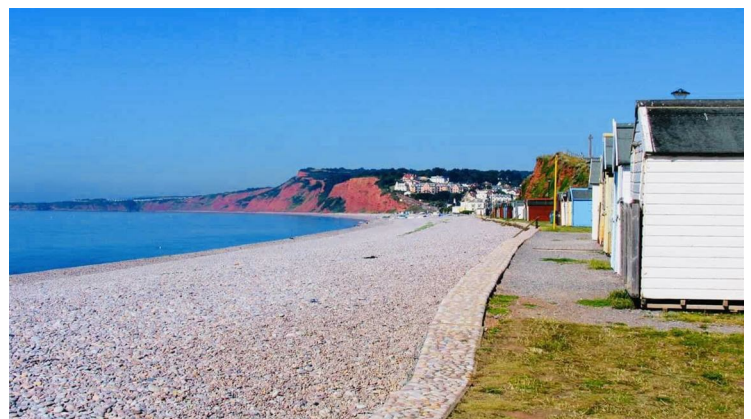
LOCATION

BUDLEIGH SALTERTON TOWN



The charming Seaside Town of Budleigh Salterton is situated on the Jurassic coastline in East Devon located approximately 15 miles (24 km) south east of Exeter. It lies within the East Devon Area of Outstanding Natural Beauty. Although the Town is located close to the popular seaside Towns of Exmouth and Sidmouth, Budleigh Salterton remains a mainly untouched tradition pretty Town. The traditional High street is accessible via foot depending on ability and is well stocked and self contained. The Town enjoys all necessary amenities and services to include a reputable local primary school, Doctors surgery and a Dentists. The High street enjoys a Tesco's Express plus many delightful boutique shops and coffee shops plus restaurants and a traditional local garage in the centre of the Town. Budleigh Salterton boasts many groups and clubs for it's community to include East Devon Golf club, Bowls club and bridge club.

BUDLEIGH SALTERTON BEACH



Budleigh Salterton Beach is renowned for it's natural untouched beauty. The Beach is a long pebble beach extending for 2,5 miles along the Jurassic Coast from Littleham Cove to the west, to Otterhead in the east, where the River Otter meets the sea.

GENERAL LOCATION BUDLEIGH SALTERTON/EXMOUTH

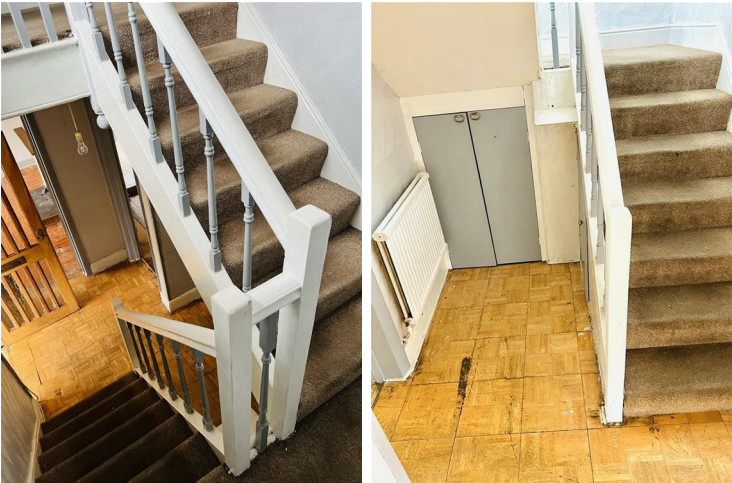


Budleigh Salterton is an accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Sidmouth, Exmouth and Exeter are situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

ENTRANCE PORCH



TRADITIONAL RECEPTION HALL



TRADITIONAL RECEPTION HALL



LOUNGE

12'6 x 11'10 (3.81m x 3.61m)



LOUNGE



SEPERATE DINING ROOM

13'7" x 7'0" (4.14m x 2.13m)



SEPERATE DINING ROOM

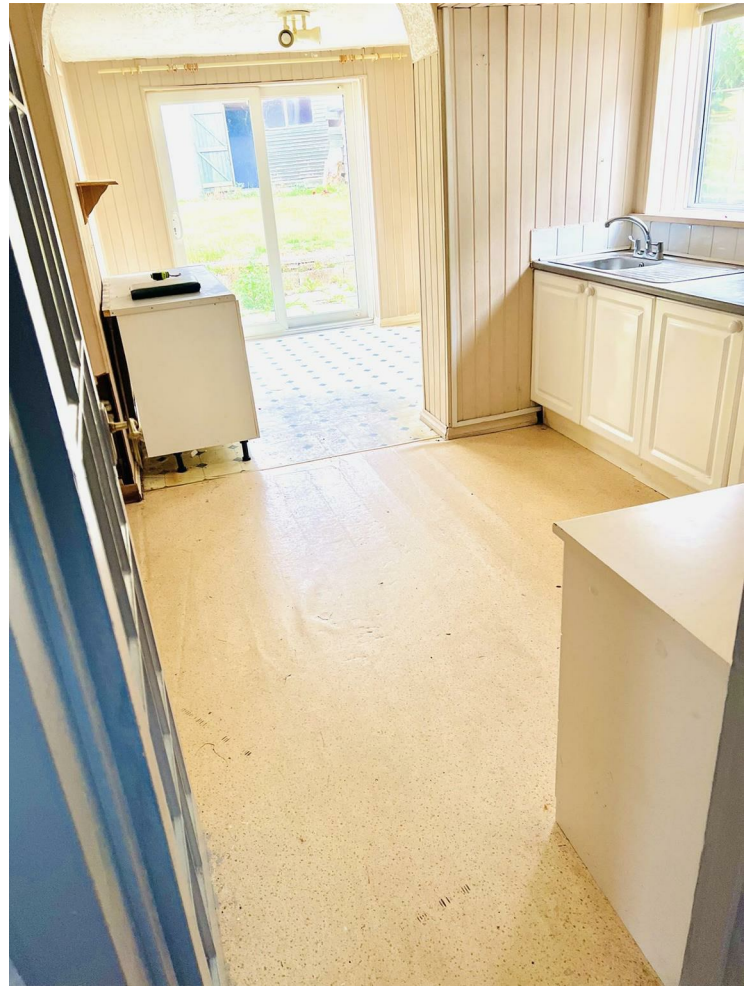


KITCHEN

10'0" x 11'1" (3.05m x 3.38m)



KITCHEN



BREAKFAST ROOM

10'1'0" x 9'2" (3.05m'0.00m x 2.79m)



BREAKFAST ROOM



BEDROOM 1

11'0" x 12'0" (3.35m x 3.66m)



BEDROOM 1



BEDROOM 2



BEDROOM 3

10'0" x 8'0" (3.05m x 2.44m)



BEDROOM 2

11'10" x 8'6" (3.61m x 2.59m)



BATHROOM



OUTSIDE



The rear garden area inside of the gate to include the patio area measures 33ft x 43ft. The driveway measures 28ft x 15ft

OUTSIDE



OUTSIDE



OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		