

"A Business Built Upon Recommendations!"



40 QUEENS ROAD, BUDLEIGH SALTERTON, EX9 6QJ

Offers in the region of £359,950

A lovely opportunity for the prospective buyer to acquire this fantastic well cared for and maintained Three bedroom family home which has not been available to the open market for several decades. **** LOVELY LARGE GARDEN ** GARAGE ** DRIVEWAY PROVIDING PLENTIFUL PARKING ** GAS RADIATOR CENTRAL HEATING ** UPVC DOUBLE GLAZING **** This property has well proportioned accommodation comprising of a traditional reception hall, lounge and a well presented kitchen/dining room/family room. the property has been extended to the ground floor to include a utility room and downstairs cloakroom. To the first floor can be found a traditional landing giving access to three well proportioned bedrooms and a family bathroom **** NO ONWARD CHAIN **** Most sought after area for the growing family within walking distance of local reputable infant, junior schools plus Budleigh Salterton High Street and the beautiful seafront ******

GENERAL DESCRIPTION

QUEENS ROAD, BUDLEIGH SALTERTON ** NEW TO THE MARKET WITH SARAH DUNN & CO RESIDENTIAL (LTD). Offers in the region of £359,950 ** A lovely opportunity for the prospective buyer to acquire this fantastic well cared for and maintained Three bedroom family home which has not been available to the open market for several decades. ** LOVELY LARGE GARDEN ** GARAGE ** DRIVEWAY PROVIDING PLENTIFUL PARKING ** GAS RADIATOR CENTRAL HEATING ** UPVC DOUBLE GLAZING ** This property has well proportioned accommodation comprising of a traditional reception hall, lounge and a well presented kitchen/dining room/family room. the property has been extended to the ground floor to include a utility room and downstairs cloakroom. To the first floor can be found a traditional landing giving access to three well proportioned bedrooms and a family bathroom ** NO ONWARD CHAIN ** Most sought after area for the growing family within walking distance of local reputable infant, junior schools plus Budleigh Salterton High Street and the beautiful seafront ** This ultimate extended three bedroom 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. ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** (01395) 720022 sarah@sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com www.sarah-dunn.co.uk

LOCATION



EXMOUTH/BUDLEIGH SALTERTON



BUDLEIGH SALTERTON BEACH



RECEPTION HALL



LOUNGE

18'4" x 11'3" (5.59m x 3.43m)



LOUNGE



KITCHEN/DINING ROOM

18'0" x 10'8" (5.49m x 3.25m)



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



UTILITY ROOM

9'0" x 4'2" (2.74m x 1.27m)



SHOWER ROOM PLUS WC

9'0" x 3'3" (2.74m x 0.99m)



SHOWER ROOM



FIRST FLOOR LANDING

BEDROOM 1
11'6" x 10'9" (3.51m x 3.28m)



BEDROOM 1



BEDROOM 2

10'2" x 9'0" (3.10m x 2.74m)



BEDROOM 3

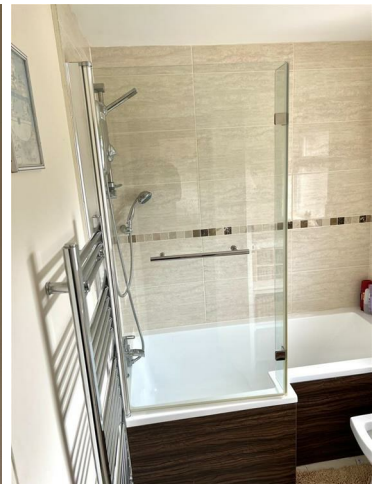
8'2" x 7'9" (2.49m x 2.36m)



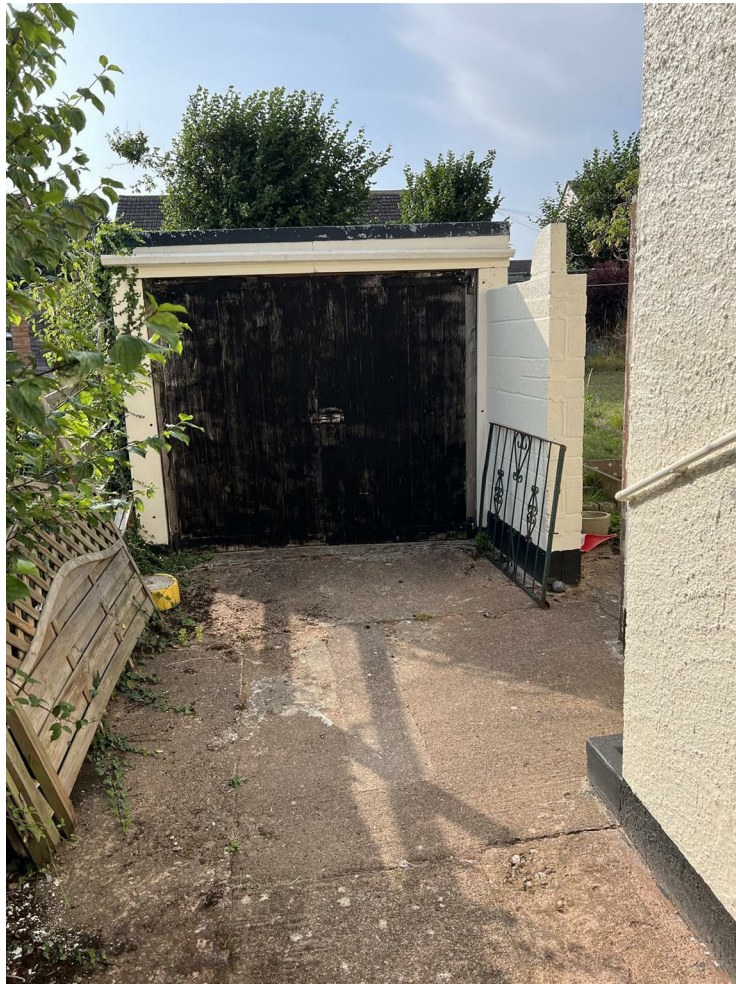
BEDROOM 3



BATHROOM



FRONT GARDEN WITH DRIVEWAY



REAR GARDEN



REAR GARDEN

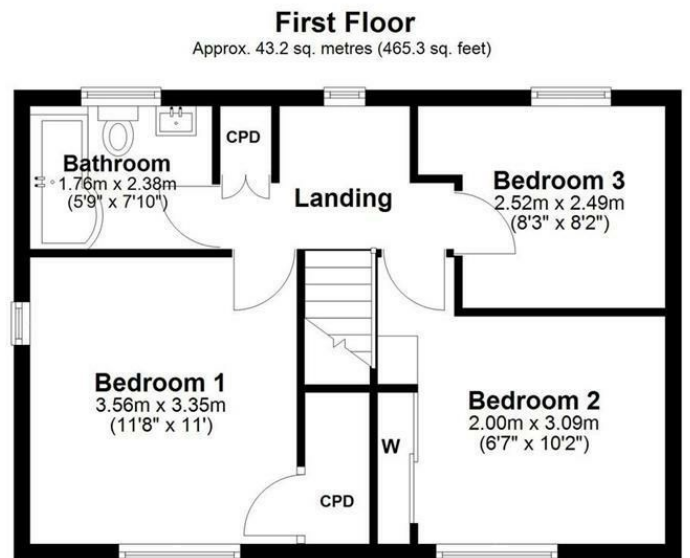
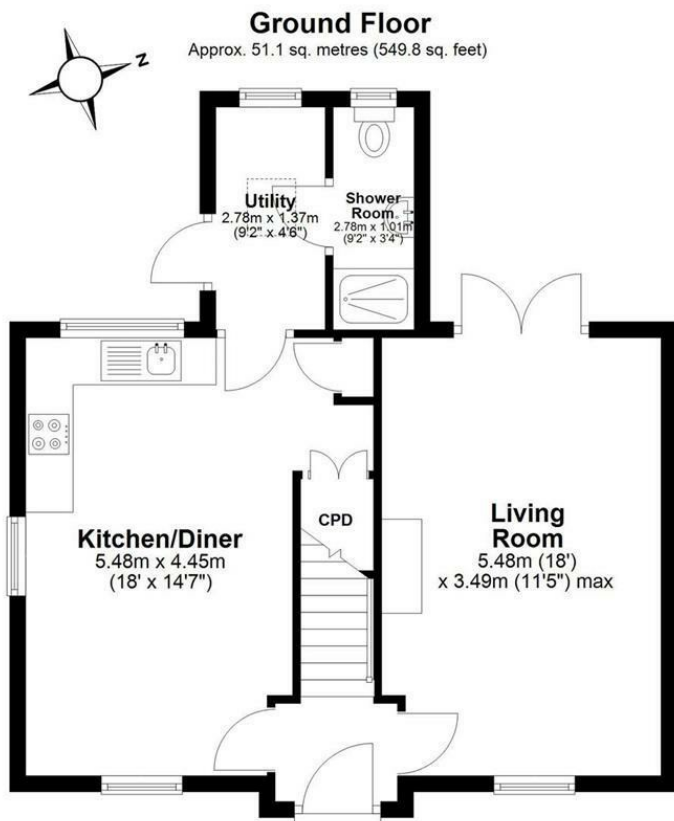


REAR GARDEN



REAR GARDEN

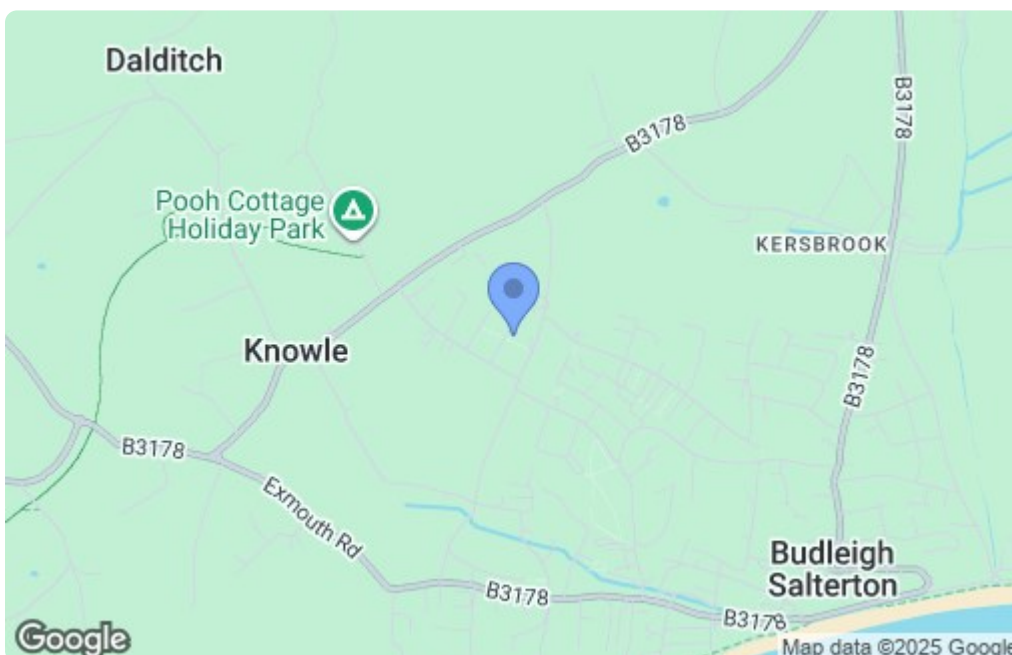




Total area: approx. 94.3 sq. metres (1015.1 sq. feet)

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 epcolutions.co.uk
Plan produced using PlanUp.

40 Queens Road, Budleigh Salterton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(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		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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