



20 Upper Stoneborough Lane  
Budleigh Salterton, Devon EX9 6SZ

Bradleys  
ESTATE AGENTS





An individual architecturally designed house located in prime residential area. The accommodation comprises living room, dining area, kitchen area, separate utility room and cloakroom on the ground floor, with a master bedroom and en suite shower, two bedrooms and a family bathroom. It also benefits from gas fired underfloor heating double glazing and a double garage.

**SITUATION/LOCATION:**

The property is situated only a short distance from the town centre and seafront of Budleigh and is positioned in a highly sought after area. Budleigh Salterton offers a good range of shopping facilities, health centre, churches, library and museum. The Cathedral City of Exeter lies approximately 15

miles to the west with its expanding International Airport, nearby junction to M5 motorway and two main railway line stations making it ideal for commuting. The area is also well favoured with local schools, several golf courses are readily accessible including East Devon Golf Club in Budleigh.

**DETAILED ACCOMMODATION:**

**Entrance Hall** Substantial entrance door with obscure double glazed window to the front elevation, tiled flooring, ceiling spotlights, staircase leading up to the first floor with lighting, door to...

**Cloakroom** WC with concealed cistern, hand wash basin, extractor fan, ceiling spotlight, tiled flooring.

**Kitchen/Dining Area** 20'1" x 9'7" (6.12m x 2.92m) Double glazed window to the side elevation, double glazed patio doors to the further side elevation and leading out to the barbecue area, roof lights, expanse of granite work surface with inset one and a half bowl stainless steel sink and drainer unit with mixer taps, tiled splashbacks, built in dishwasher, built in fridge, inset five ring gas hob with extractor and light unit over, ample range of base and eye level storage cupboards and drawers, Bosch built in double oven, ceiling spotlights, granite breakfast bar, telephone point, TV point, dimmers switch, thermostat for underfloor heating, door to...

**Utility Room** 6'4" x 6'2" (1.93m x 1.88m) Double glazed door to the side elevation, wall mounted gas central heating boiler, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, spotlights, extractor fan, tiled flooring, storage cupboard.

**Living Room** 15'1" x 14' (4.6m x 4.27m) Pair of double glazed door to the rear elevation, fireplace recess with gas point, TV point, ceiling spotlights, oak flooring, telephone point, coved ceiling, door to...

**Study** 9'1" x 7'1" (2.77m x 2.16m) Double glazed window to the front elevation, double glazed window to the rear elevation, built in cupboards, telephone point.

**First Floor Landing** Two double glazed windows to the side elevation with Velux window, ceiling spotlights, thermostat for underfloor heating system, door to airing cupboard housing hot water tank with immersion heater and slatted shelves. Doors to...

**Master Bedroom** 15'1" (4.61m) max x 11'11" (3.63m) plus depth of wardrobe. Double glazed opening doors to the rear elevation with Juliet balcony, built in wardrobes, wall light points, ceiling spotlights, thermostat for underfloor heating system, TV point, telephone point. Door to...

**En Suite Shower Room** 7'1" x 5'10" (2.16m x 1.78m) Double glazed window to the side elevation, wash hand basin, WC with concealed cistern, corner shower unit, ladder style heated towel rail, ceiling spotlights, extractor fan, shaver socket point.

**Bedroom Three** 10'10" max x 10'8" max (3.3m max x 3.25m max) Double glazed windows to the side elevation, built in wardrobe, hatch to loft space, ceiling spotlights.

**Bedroom Two** 13'11" (4.24m) max x 13'4" (4.06m) max Double glazed doors to the front elevation with Juliet balcony, ceiling spotlights, built in wardrobe, wall light points, TV point, telephone point, thermostat for underfloor heating system.

**Bathroom** 8'9" x 6'7" (2.67m x 2m) Double glazed window to the side elevation. Suite comprising WC with concealed cistern, wash hand basin, panelled bath with shower over and glass screen, extractor fan, ceiling spotlights, ladder style heated towel rail.

**Outside** To the front of the house, there is a brick paved driveway, which provides ample parking and access to the garage with outside lighting. To the rear there is an enclosed rear garden which has been designed with ease of maintenance in mind, including an expanse of decking, which incorporates seating areas with lighting, and is well stocked with a variety of shrubs, plants and trees. From the side patio doors of the house one can enjoy a secluded barbecue area with lighting, power points and a water feature.

**Garage** 16'6" x 14' (5.03m x 4.27m) With a remote controlled electric up and over door and built in cupboard.

**Local Authority** East Devon District Council, The Knowle, Sidmouth, Devon EX10 8HL Tel: 01395 516551

**Council Tax Banding** Band F

**Services** Mains gas, electric, water, drainage are connected.

**Directions** Upon leaving the Budleigh Salterton seafront, take the B3178 towards East Budleigh. Continue past the hospital on the right. Upper Stoneborough Lane is the second turning on the left. No.20 is will be found on the left. Alternatively at the top of Budleigh High Street, turn right at the traffic lights. Continue along Station Road which leads into Upper Stoneborough Lane. No.20 will be found on the right.

**Energy Efficiency Rating** C







MORTGAGE ADVICE is available to all clients of Bradleys Estate Agents through Bradleys Financial Management Ltd. Bradleys Financial Management Ltd. is an Appointed Representative of Sesame Ltd., which is authorised and regulated by the Financial Services Authority. Bradleys Financial Management Ltd, Bradleys Group Head Office, 7 Stevenstone Road, Exmouth, EX8 2EP Tel: 01395 222370 Email: financial@beagroup.co.uk Bradleys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Bradleys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Bradleys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.

 /bradleysgroup  
 /bradleysgroup  
 /bradleysgroup.blogspot.com

## VIEWING BY APPOINTMENT

Bradleys, 9 High Street, Budleigh Salterton, Devon EX9 6LD

Tel: 01395 442 201

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)

Property Fact Sheet: BUS180039.3 ss

**Bradleys**  
ESTATE AGENTS