



BUDLEIGH SALTERTON
GUIDE PRICE £295,000

4A HOOKER CLOSE, BUDLEIGH SALTERTON, EX9 6QX

A recently constructed 2 bedroom end terrace house finished to superb standard and located on a popular estate towards the outskirts of town.

This recently constructed and spacious two bedroom end terraced house with driveway and garden has been finished to an impressive standard throughout. The house is situated in a convenient location within this extremely popular residential area of Budleigh Salterton.

Located close to The Green, it is just ½ a mile from the Sea front, Town centre which has a variety of amenities, shops and independent traders. Closer by there is a local store and St Peter's Primary School within a few hundred yards. There is nearby access to the cycle path running along the old railway line to Exmouth. A further footpath provides a convenient approach and excellent walking along the beautiful River Otter.

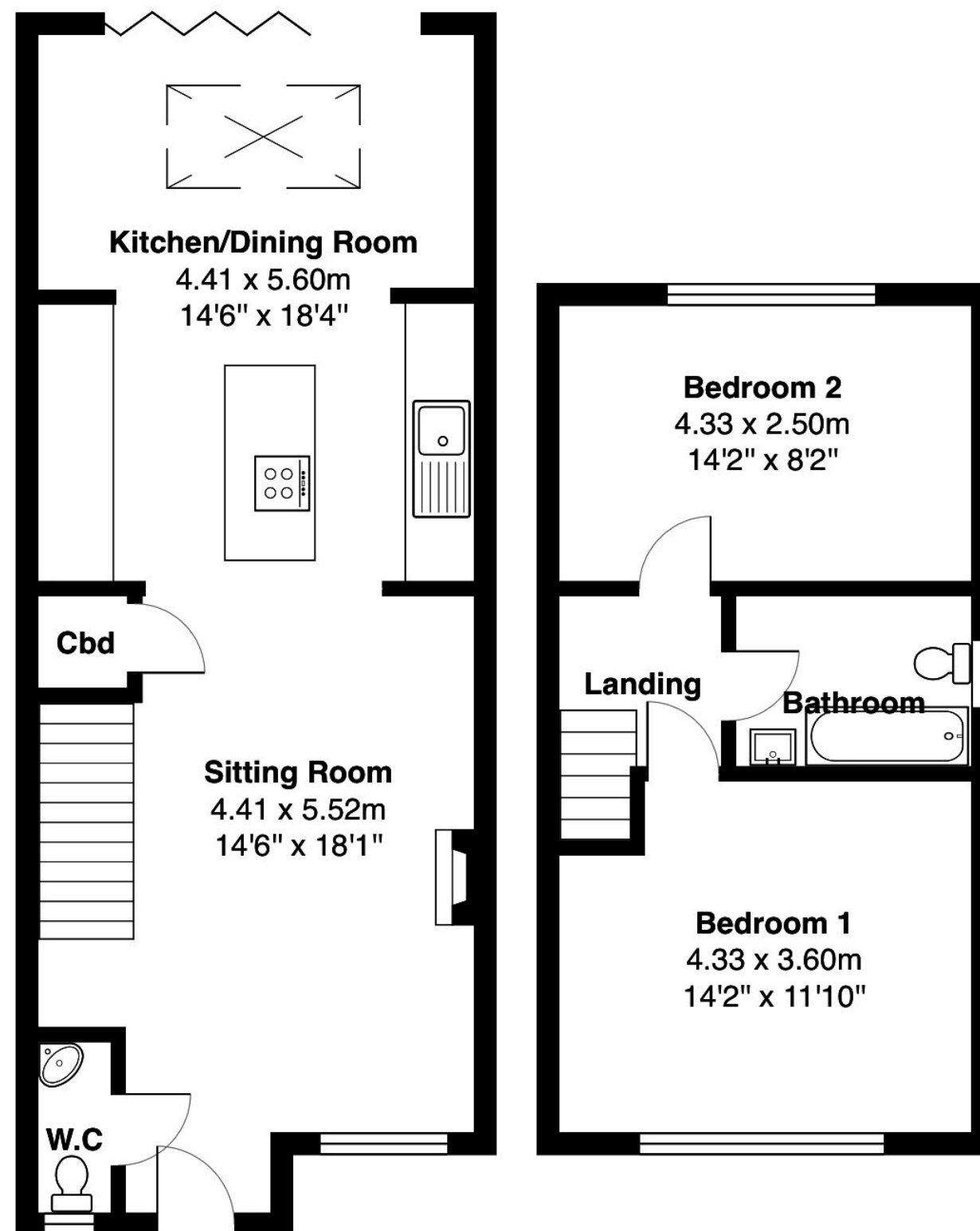
The house itself enjoys bright and airy accommodation including a stunning open plan sitting room through to kitchen/dining/sun room. The entire ground floor is tiled with underfloor heating, the sitting room provides ample space for lounge furniture with a freestanding modern wood burning stove providing the focal point.

The stylish kitchen which has a central island unit has been fitted with a range of grey gloss fronted storage cupboards and drawers with granite work surfaces and upstands. There is an inset stainless steel sink and a range of integral appliances including fridge freezer, microwave, washer dryer, dishwasher and induction hob with extractor fan above. The spacious dining area is benefits from a large skylight and bi fold doors which open onto the rear patio. This makes the room a very light and sociable room that also offers enough room for a family dining table and chairs while still leaving enough space for an additional sitting/lounge area. The ground floor is completed by a large storage cupboard under the stairs and a ground floor cloakroom/W.C.

On the first floor there are two good sized double bedrooms and a fully tiled bathroom which has been fitted with a contemporary suite including a large bath with dual attachment shower over. The house is uPVC double glazed, with a highly energy efficient gas fired central heating boiler making for a cost efficient home to run.

To the outside the property is approached by a brick paved driveway providing plenty of space for two vehicles. There is a side gate providing rear access to the rear garden which enjoys an excellent degree of sunlight due to its southerly aspect. The garden is mainly laid to lawn with a large grey paved patio, flower border and outside lighting.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, post office, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).



VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand mains services are connected.

OUTGOINGS Council Tax Band - D

TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE

1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078
Registered Office 1 Broad Street, Ottery St Mary, Devon EX11 1BR

