



Beautifully presented and brimming with character this end of terrace Grade 2 listed cottage is located right in the heart of East Budleigh and offers flexible living space of either two bedrooms or two reception rooms. Bespoke and charming fitted kitchen, luxurious bathroom with clawfoot bath, pretty rear gardens and gas central heating. East Budleigh enjoys the pub, a community shop, primary school, walking distance of the River Otter and the coast of Budleigh Salterton as well as being in decent commuting distance of Exeter and the motorway.

High Street  
East Budleigh £250,000

East of **EXE**

# High Street East Budleigh £250,000

End Of Terrace | Two Bedrooms | Grade 2 Listed | Thatched |  
Pretty Rear Garden | Beautifully Presented | Heart Of The  
Village | Bespoke Fitted Kitchen | Luxurious Bathroom with  
Clawfoot Bath | Abundance Of Period Features

## Approach

Front door to living room.

## Living Room 13' 3" x 12' 0" (4.04m x 3.66m) (max)

Characterful room with exposed ceiling timbers, feature brick chimney breast with fitted wood mantle and hearth, and fitted gas coal effect fire, wall lighting, radiator, TV and telephone points, doors to stairs and reception room/bedroom 2, Arch to inner lobby.

## Reception Room/Bedroom Two 9' 9" x 7' 3" (2.97m x 2.21m) (max)

Good sized multi use room with window to rear aspect, radiator.

## Inner Lobby

Door to kitchen, door to understairs cupboard.

## Kitchen 9' 1" x 8' 4" (2.77m x 2.54m) (max)

Lovely cottage kitchen with window and part glazed door to garden. Fitted Shaker style base units in a stone colour finish, solid oak worktops with tiled surround and inset stainless steel sink, integral single electric oven and induction hob, space and plumbing for washing machine, space for under worktop fridge, alcove shelving, exposed ceiling timbers, recess spotlights, radiator.

## First Floor Landing

Door leading to stairs and first floor landing, window to side aspect, wall mounted gas boiler, doors to bedroom and bathroom.

## Bedroom One 13' 3" x 12' 0" (4.04m x 3.66m) (max)

Spacious bedroom with window to front aspect, exposed brick chimney breast, wall lighting, radiator, door to deep wardrobe/cupboard complete with hanging rail.

## Bathroom 9' 9" x 7' 3" (2.97m x 2.21m) (max)

Attractive bathroom with window to rear aspect. White suite comprising low level WC, pedestal hand wash basin and free standing single ended roll-top bath with antique style mixer tap and shower head attachment, radiator, wall lighting.

## Rear Garden

Gravel pathway leading from the kitchen to a pretty enclosed cottage garden with gravel pathways and areas laid to artificial grass, fitted garden shed and side gate.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.