



Cranes Lane, East Budleigh, Budleigh Salterton, Devon, EX9 7DZ

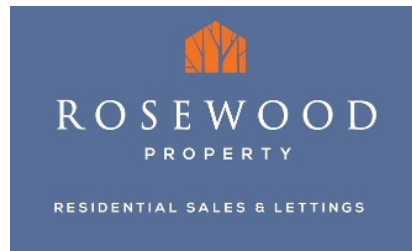


4 Cranes Lane

East Budleigh, Budleigh Salterton, Devon

Characterful Cottage | Beautifully Presented Throughout
Luxurious 4 piece Bathroom Suite | Cloakroom & Utility Area
Courtyard Garden | Exceptionally Modernised and Improved
Gas Central Heating | uPVC Double Glazed with Bespoke
Window Blinds

Picturesque Village with Local Amenities | Quiet and tucked
away location in the centre of the village



6 Northernhay Place, Exeter, Devon, EX4 3QJ

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Alluring to the eye and doesn't disappoint from the entrance this beautifully renovated charming cottage has been meticulously improved and tastefully decorated throughout to offer a splendid home.

The ground floor is complimented with engineered oak flooring within the Sitting Room and Kitchen/Dining Room, uPVC double glazing has been installed throughout with the majority of them having bespoke wooden shutters inset. Gas fired Worcester condensing Combination boiler heats and supplies hot water to this wonderful home.

A well equipped farmhouse Kitchen with an inset 4 piece hob plus a stainless steel extractor canopy above and an integrated oven below. Solid wooden worksurfaces with a range of matching eye and base level cupboards with drawers. Integrated stainless steel sink with a mixer tap and enchanting views into the garden. Space with plumbing for a dishwasher below. uPVC double glazed French doors open out onto the delightful courtyard garden. Door/s lead off to the cloakroom and utility area / understairs cupboard housing the washing machine.

The first floor is awash with luxury from its four piece modern bathroom suite with a roll top bath and a Victorian style mixer tap with shower attachment included, spacious shower tray complimented with a WC and pedestal plus WHB. Two spacious bedrooms are on offer with the main bedroom have fitted wardrobes.

Outside is a superbly presented courtyard garden, a paved courtesy pathway with shingled border leading to an attractive seating area to the end of the courtyard which feels secluded, a pond with vegetation, a timber built shed for storage and bin storage areas either side.

Important Information

Tenure: Freehold

Local Authority: East Devon District Council
Council Tax: £1,720

Sale By: Private Treaty

Guide Price: £345,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating E.

Services: Mains gas, electricity, water & sewage.

Viewing - Viewing is strictly by prior appointment
with Rosewood Property

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LOCATION

East Budleigh is a thriving village offering a range of local amenities including the community shop, village hall, primary school, church and the Sir Walter Raleigh public house - all of which are in within easy walking distance. Keen walkers will be attracted by many local footpaths leading to the River Otter and East Budleigh Common.

There are also good local bus services within the area with the coastal town of Budleigh Salterton and its lovely pebble beach approximately 2.5 miles to the South. Junction 30 of the M5 is approximately 9 miles away from the village of East Budleigh, Exeter Airport is just 10 miles distance and the Cathedral City of Exeter is just 12 miles.

DIRECTIONS Upon entering the village via Yettington / Yettington Road proceed past the Church on the right hand side - the road then becomes the High Street. The entrance of Cranes Lane is on the left hand side just past the Sir Walter Raleigh public house.

*If you want to park - opposite the Sir Walter Raleigh Public House turn right into Haynes Lane and you will find a Free car park on the right hand side within the village.

AGENTS NOTE... The lane to the front of the cottage is owned by the neighbouring property opposite with each of the other properties such as this paying a small contribution towards upkeep as and when it is required.

To the rear of the cottage there is a gated right of way for this and the neighbouring cottage for access for bins etc.

*Please also note that a new EPC wasn't commissioned after renovation works in 2017, therefore it's highly likely that the EPC will be significantly improved!

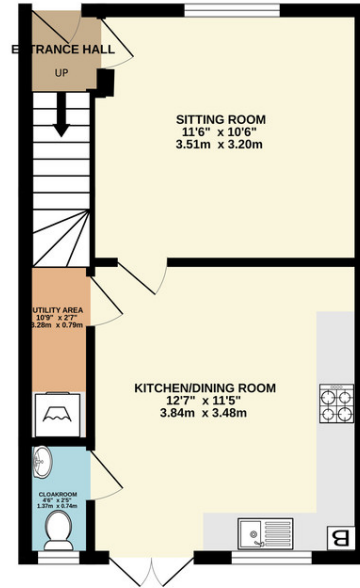


Contact Brett Hampton for Valuations and Sales

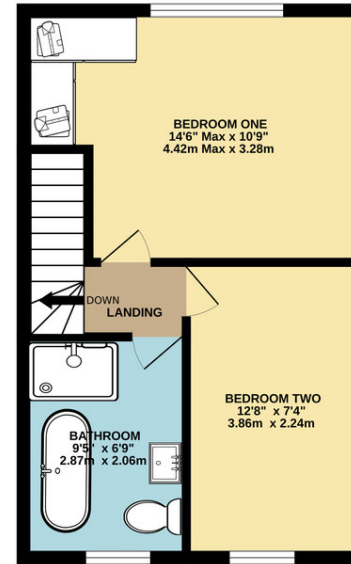
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GROUND FLOOR



1ST FLOOR



Whilst 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	53 e	
21-38	F		

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