



£300,000

Gull Cottage, 3 Queen Street, Budleigh Salterton, Devon, EX9 6LB





A beautifully refurbished and modernised period semi detached cottage in a great location close to the high street, beach and coastal cliff path.

- **Former fisherman's cottage with lots of character**
- **Attractive sitting room**
- **Brand new fitted kitchen with built in appliances and feature bi fold doors**
- **Two good size bedrooms – 1 en suite shower room/w.c.**
- **Newly installed well appointed bathroom/w.c.**
- **Gas central heating & UPVC double glazing**
- **Sunny aspect enclosed rear courtyard with an outside shower and separate w.c.**
- **No chain & new floor coverings throughout**
- **EPC = D**
- **Council Tax = C**

Worth viewing because...

This is an excellent opportunity to purchase a thoroughly refurbished and modernised two-bedroom semi-detached character cottage within close walking distance of the town centre, beach and coastal footpath. To fully appreciate this property an internal inspection is essential.

In more detail...

The accommodation is surprisingly spacious with a secure door entrance. The sitting room has an attractive front aspect bay window and stairs rising to the first floor with a useful cupboard beneath. Access is then enjoyed to the kitchen which is light and airy with bi fold doors out to the rear courtyard. The kitchen has an extensive range of brand-new Howden units and built in appliances including an electric ceramic hob, fan assisted oven, fridge and washing machine. On the first floor there is a landing leading to two well proportioned bedrooms and a newly fitted well appointed bathroom/w.c. The main bedroom has its own ensuite shower room/w.c. which is also newly fitted. Other features include UPVC double glazing, new carpets/floor coverings throughout and gas central heating supplied by an energy efficient condensing combination boiler. Another fine feature is the enclosed sunny aspect paved rear courtyard offering an outside shower for when you have just come off the beach and a separate w.c.

The coastal town of Budleigh Salterton...

Budleigh Salterton is a particularly sought-after location on the East Devon, World Heritage site "the Jurassic coast". The town has an active fishing community regularly selling their catch on the seafront. There is a good selection of shops in the town which cater for everyday needs, including a butcher, chemist, bakeries, bank, a Post Office and excellent pubs and restaurants. In addition, the town has a doctor's surgery, dentists, accountants and solicitors, as well as several designer shops. Recreational facilities include the East Devon Golf Club in Budleigh Salterton, together with Woodbury Park and Sidmouth Golf Clubs nearby. There are opportunities for sailing, windsurfing, water skiing, fishing and kite boarding along the coast and in the Exe Estuary. Budleigh Salterton also has a tennis club, croquet and bowls club and two art galleries. As well a local primary school, there are many excellent private and state schools in the area at Exeter, Exmouth, Ottery St Mary and Colyton. The nearby city of Exeter, famous for its cathedral, University, theatres and relaxed style, provides all major stores and a host of boutiques, restaurants and places of unique interest and culture. Communications are excellent, with high-speed trains to London taking just over two hours, Exeter International Airport approximately 11 miles to the north and the M5 motorway is only 8 miles distant. Nearby, Exmouth has a direct train service running into Exeter, which in turn offers main line services to London Paddington and London Waterloo.

Bear in mind...

It would be hard to imagine a more perfect location for those seeking a permanent or holiday home in the heart of Budleigh Salterton close to the High Street, beautiful pebble beach and the coastal footpath. The cottage has been comprehensively modernised throughout and is being offered with no onward chain.

Directions

What3words:///bulky.falters.series

Room sizes

Sitting room – 18'2" (5.5m) x 9'7" (2.9m)

Kitchen – 9'7 (2.9m) x 8'10 (2.7m)

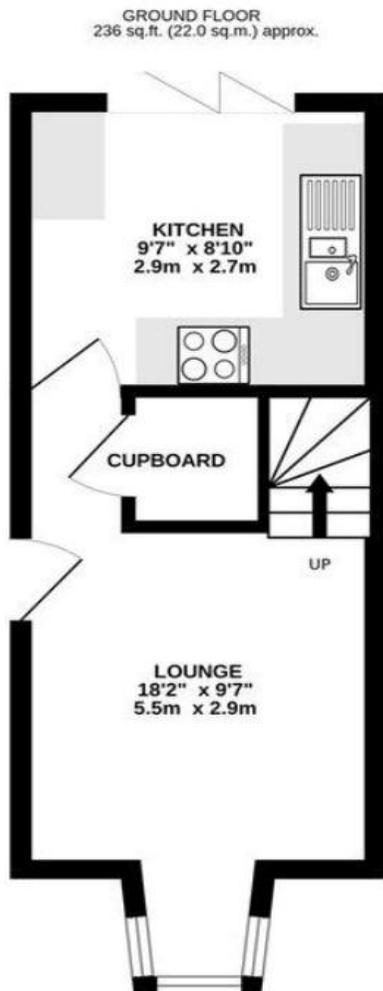
Bedroom 1- 13'10" (4.2m) x 10'1 (3.1m)

Bedroom 2 - 9'7" (2.9m) x 7'6" (2.3m)

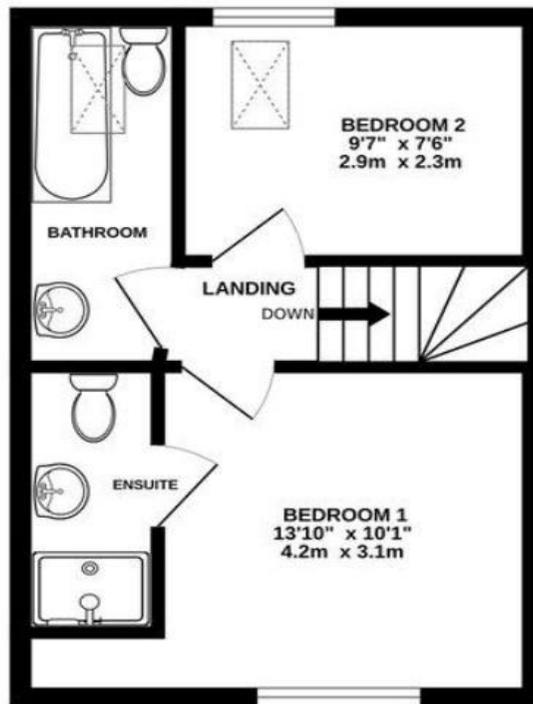
Tenure: Freehold

Services: All mains services are connected



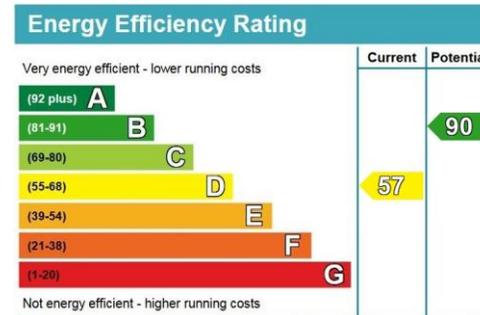


1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.

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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

