

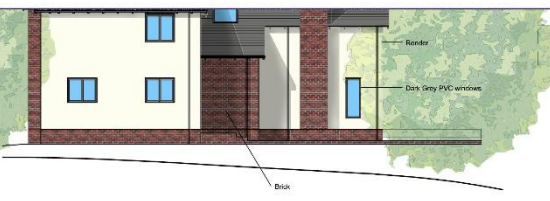
RESIDENTIAL DEVELOPMENT INVESTMENT

Brand New Architect designed 4 Bedroomed detached House
with Garage in a good sized plot in a sought after location



1 North West Elevation

Scale: 1:100



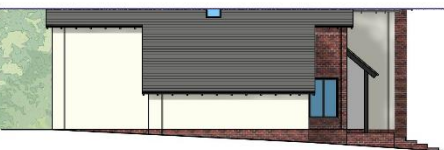
2 South West Elevation

Scale: 1:100



3 South East Elevation

Scale: 1:100



4 North East Elevation

Scale: 1:100



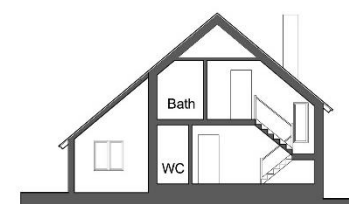
5 Ground Floor and Site Plan

Scale: 1:100



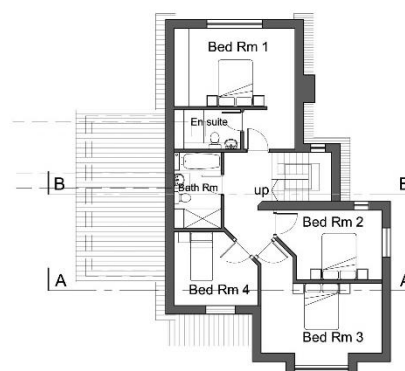
8 Section AA

Scale: 1:100



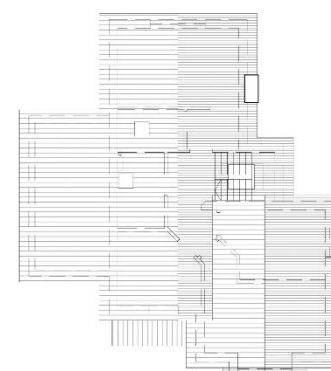
9 Section BB

Scale: 1:100



6 First Floor Plan

Scale: 1:100



7 Roof Plan

Scale: 1:100

SITUATION AND DESCRIPTION

Budleigh Salterton is a much favoured coastal town, being located on the picturesque East Devon coastline between Exmouth to the West and Sidmouth, Seaton and Lyme Regis to the East. It sits in an Area of Outstanding Natural Beauty and is famous for its Red Devonian Sandstone cliffs. The pebble beach stretches for over two miles and is part of the Jurassic Coast World Heritage Site, with the mouth of the River Otter, situated to the east of the town, being a well know nature reserve. Exeter and the M5 Motorway are approximately 12 miles distant providing excellent access to the National motorway network together with links to the A38/A380 to Plymouth and Torbay and the A30/A303 to Okehampton, Cornwall, Honiton and London. Exeter offers a mainline railway station to London (Paddington) and has a busy Airport offing National, European and International flights.

The House is an individual architect designed 4 bedroomed detached house with striking façade and incorporating a garage to the side with parking for 2 vehicles in front on the drive, plus front and rear gardens. Comprising spacious Kitchen / Dining Room with Utility area and Living room with southerly aspect and benefitting from patio doors onto a paved terrace and the gardens. On the first floor is a master en-suite with 3 further bedrooms and a family bathroom. The house will incorporate quality kitchen and bathroom fittings with a high degree of attention to detail. For an early commitment the purchasers can have input into some of the finishes, colours and fittings, full details on request from the sole agents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions

(**AGENTS NOTE:** - These dimensions are scaled from the architect's drawings and should be checked by any interested parties on site before completion)

GROUND FLOOR

Entrance Lobby

Kitchen Dining Room

Living Room

WC

Garage

6.28m x 4.86m (20'7" x 15'11") max

4.95m x 4.87m (16'3" x 15'11") max

6.01m x 3.25m (19'8" x 10'8") max

FIRST FLOOR

Bedroom No 1 En-Suite

Bedroom No 2

Bedroom No 3

Bedroom No 4

Family Bathroom

4.90m x 4.87m (16'2" x 15'11") max

3.35m x 3.08m (12'0" x 10'1") max

4.86m x 3.46m (15'11" x 11'4") max

4.26m x 2.81m (13'11" x 9'3") max

SPECIFICATION

Kitchen

- Choice of contemporary Kitchen Units
- Stainless Steel double fan oven with induction hob
- Fully integrated fridge freezer
- Separate utility area leading off with sink and drainer

Bathroom

- Stylish white sanitary ware with chrome fittings
- Choice of colour co-ordinated bathroom wall tiles

Other Features

- Landscaped front and rear gardens
- Terrace area to rear garden
- CRL 10 year Building Warranty

EXTERNALLY

The property is well positioned in the site, with parking for 2 vehicles in front of the garage, with gardens, adjoining, and further gardens and a terrace area to the rear.

LOCAL AUTHORITY

East Devon District Council, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL. Tel: 01395 516551

COUNCIL TAX

The property will be assessed once completed.

AGENTS NOTE

All of the above has been provided by the developer prior to completion of the house. Interested parties are encouraged to check the final specification on site prior to completion.

PRICE

Guide price £625,000 Freehold. Some choices of fittings and colours are available if an early commitment is made. Full details are available on request.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0349)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

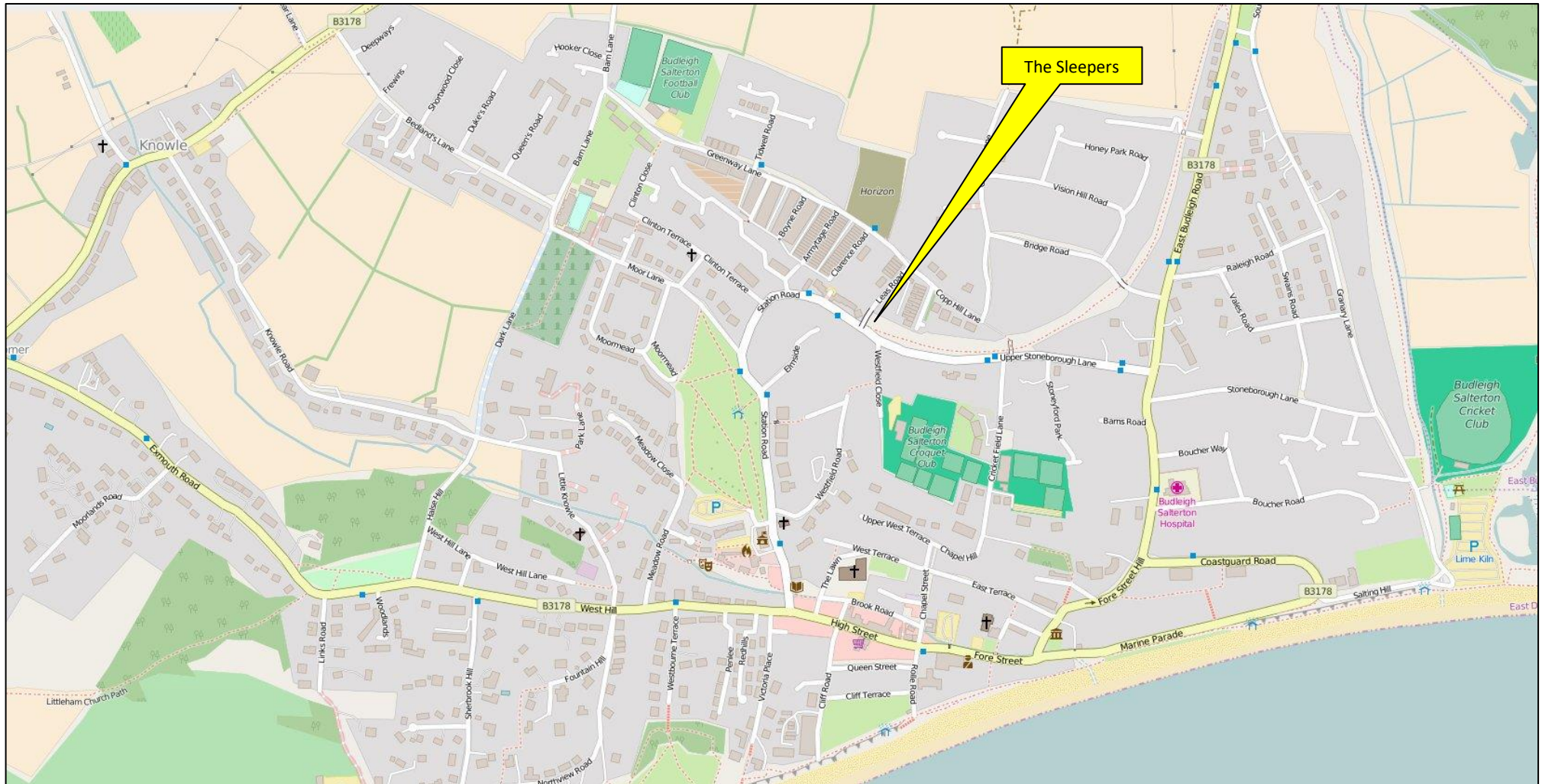


Computer Image of front façade – For Information

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.