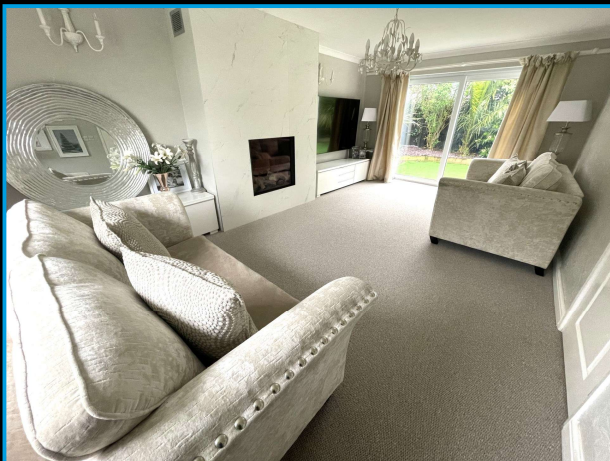


Offers in Excess of £530,000
7 Hayes Close, Budleigh Salterton, EX9 6SR



- Extended 5 Bedroom Detached Family Home • Cul-De-Sac Location - Close To Primary School
 - Gas Centrally Heated & uPVC Double Glazed • Claokroom, Living Room, Dining Room & Laundry Room
 - Large Open Plan Kitchen/Dining Room With Appliances & Large Aga • Master Bedroom En-Suite Shower Room
 - Off Road Parking, Private Garden To Rear • Spacious Accommodation. Internal Viewing Strongly Advised
- NO ONWARD CHAIN**



Step up to a part obscure glazed uPVC front entrance door with matching windows to both sides leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Smoke alarm. Laminate flooring. Useful under stairs storage cupboard. Doors leading to all ground floor rooms including:

Cloakroom

Obscure glazed window to front. Low level WC. Wash hand basin with storage cupboards below. Attractive extensive tiled walls. Vinyl flooring.

Living Room 20'11" (6.38m) x 11'10" (3.61m)

A lovely dual aspect room that has a window to front and sliding patio doors to the rear that lead out to the rear garden. Focal point of an inset log effect, gas fire. Marble effect tiled chimney breast. TV point. Coved ceiling. Radiator.

Dining Room 9'11" (3.02m) x 8'0" (2.44m) To Wardrobe

Window to rear. Radiator. Display shelving and storage cupboards to one wall.

Laundry Room 9'10" (3m) x 9'0" (2.74m)

Window to rear. Fitted wash hand basin with displays to both sides and storage below. Radiator.

Extended Kitchen/Dining Room 27'3" (8.31m) x 14'6" (4.42m)

A large dual aspect room with window to front and double opening French doors to rear, with full heights windows to both sides. Excellent range of floor standing and wall mounted cupboard and drawer storage units with marble effect work surfaces above. 4 Oven gas Aga (serviced in nov 2022). Built in eye level electric oven. Inset, composite, one and a half bowl sink with a single drainer unit and a mixer tap above. Integrated fridge, freezer and dishwasher. Large larder style cupboard that has plumbing for a washing machine and a high level electric trip switch fuse box. Concealed, wall mounted combi boiler that supplies the gas central heating and domestic hot water. TV point. Radiator. Vinyl flooring. Inset ceiling lights. Ample space for a central dining table and chairs. Additional space for a small sofa/seating area if desired. Door leading to:

Porch

Part obscure glazed door to front. Wall mounted coat hooks.

First Floor

Landing

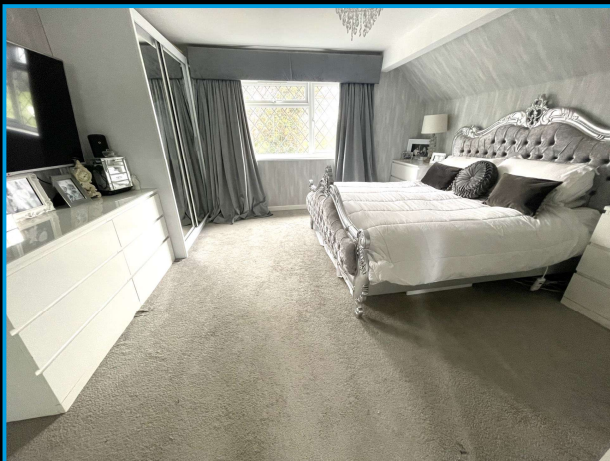
Window to front. Smoke alarm. Doors leading to all bedrooms and the family bathroom, including:

Master Bedroom 14'8" (4.47m) x 13'10" (4.22m)

The measurement does not include the large door recess. A large room that has a window to rear. Useful linen storage cupboard. Door leading to:

En-Suite Shower Room

Two obscure glazed windows to front. Modern fitted white suite, comprising of a walk in double shower that has tiled splash backs, a splash screen and a thermostatically controlled shower. Hidden cistern WC with display above. Wash hand basin with storage below. Large fitted mirror above. Radiator. Laminate flooring.



Bedroom 2 11'10" (3.61m) x 9'11" (3.02m) To Wardrobe

Window to rear. Radiator. Large built-in wardrobes to one wall with mirrored sliding doors.

Bedroom 3 11'10" (3.61m) x 8'7" (2.62m)

Window to front. Radiator.

Bedroom 4 10'11" (3.33m) x 7'9" (2.36m) Plus Recess

Window to rear. Radiator.

Bedroom 5 9'10" (3m) x 5'1" (1.55m) To Wardrobe

Window to rear. Radiator. Built in wardrobes to one wall with mirrored doors.

Family Bathroom

Velux window to front. Modern fitted four piece white suite that comprises of a tiled panelled bath with mixer tap and shower attachment. Walk in double shower cubicle with sliding splash screen door, tiled splash backs and a thermostatically controlled shower above. Low level WC. Large wash hand basin with storage drawers below. Tiled flooring. Extractor fan. Heated towel rail. Useful built in storage cupboard with shelving.

Externally

Front Garden

To the front of the property is a hard standing area which provides ample off road parking for 2/3 motor vehicles. Shrub bed borders to both sides that are well stocked with mature plants, shrubs and trees. Outside water tap and courtesy lighting. Timber fenced boundaries. Access to the right hand side, via a timber garden gate to side porch. Access to the left hand side to a timber store (may need some repair).

Rear Garden

To the rear of the property is a fully enclosed garden that enjoys a good degree of privacy. Laid adjacent to the rear of the kitchen is a level paved patio that provides an ideal space for outdoor dining and sitting during fine weather. The remainder of the garden is then predominately laid to artificial lawn with raised borders that are well stocked with mature plants, shrubs and trees including a number of Palms. To the side area of the property is a timber storage shed. Purpose-built timber unit that has a double glazed door and window, along with power and light connected. This could be used as a home office, if desired.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

Mortgage Assistance

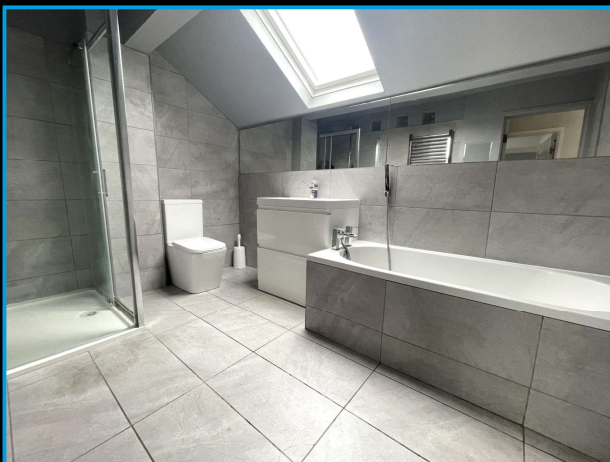
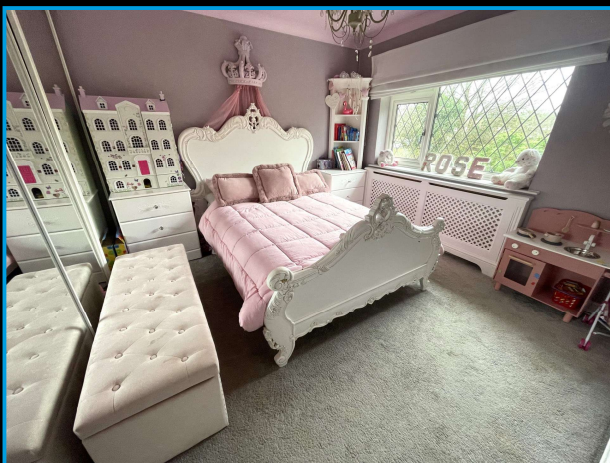
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

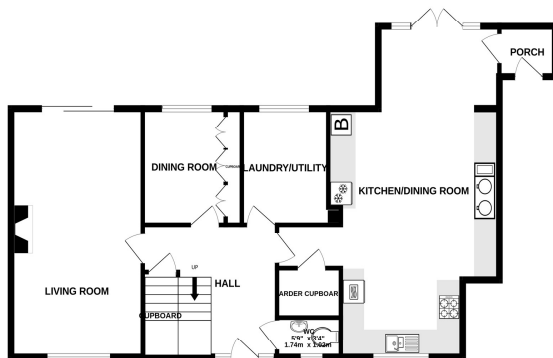
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Notes

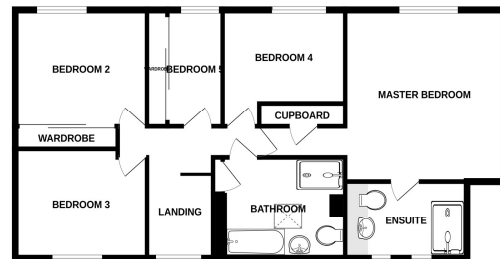
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



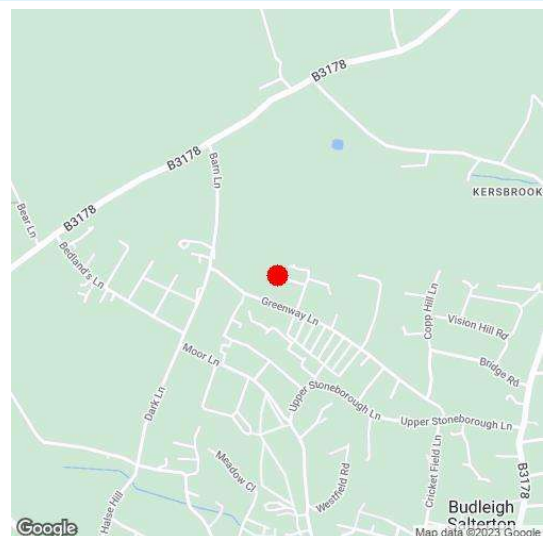
7 HAYES CLOSE

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.
 Made with Metropix 5/2023

Directions

From Budleigh Salterton Town Centre proceed into Station Road. Follow the road around to the right and turn left onto Leas Road. At the end of the road, turn left and then 1st right into Tidwell Road. Turn left into Hayes Close where the property will be found at the head of the Cul-De-Sac, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		79
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.