





SITUATION

Otterton lies within East Devon's Area of Outstanding Natural Beauty, equidistant to both Sidmouth and Budleigh Salterton, some 3 miles away. The village has a thriving community with a number of amenities, including the renowned Otterton Mill, the Community Shop just at the end of the lane, School, The Kings Arms Pub, Village Hall and great bus services connecting to the surrounding area.

There are many delightful walks close to the property, in particular, along the Otter Valley and down to Budleigh Salterton. An excellent range of independent shops, High Street chains and Waitrose can be found in the neighbouring town of Sidmouth while the Cathedral City of Exeter is just 10 Miles away.

DESCRIPTION

A beautifully presented three bedroom house in the heart of the popular village of Otterton. The house is set back at the end of a quiet close, perfectly located to enjoy everything East Devon has to offer.

The accommodation is bright and spacious, with three well proportioned bedrooms enjoying a fine view across the village, gardens and surrounding countryside beyond.



ACCOMMODATION

The front door opens into an attractive hallway where there is ample space for boots and coats while a door opens into a downstairs W/C. Across the hallway further doors open into the Kitchen and separate Living/Dining space.

The Kitchen is a nice, bright room with a great view and access into the rear garden. It has been well appointed to include an array of base and wall mounted kitchen units, electric oven and hob, stainless steel sink with drainer and space for a washing machine. A large cupboard provides a handy pantry and there is also space for a small kitchen table.

Across the hallway, the Living/Dining Room is a lovely family space. The electric fire helps make this a cosy room in the winter while there is ample space for a dining table and chairs at one end and sofas at the other.

Upstairs there are three good sized bedrooms.

The master bedroom and bedroom two are both large double rooms with built in cupboards while the third bedroom is a good sized single room or small double. Each bedroom enjoys a lovely view across the village and surrounding countryside.

OUTSIDE

The house is set back from the end of the close by its front garden, primarily laid to lawn but with pretty borders and shrubs. A tarmac path leads you up, through the garden to the front door and covered porch.



At the rear of the house is a lovely private rear garden, with access out to the lane behind. A spacious patio adjoins the house at the back with access directly off the kitchen, while the fence and hedges surrounding the garden provide a high degree of privacy.

At one side of the close is the block built garage, with off road parking space directly in front.

SERVICES

Mains Electric, Water and Drainage







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

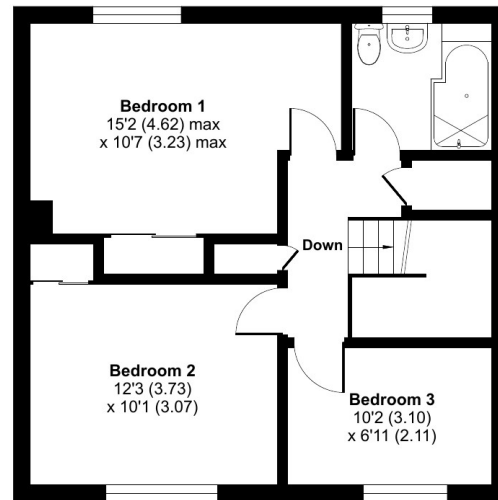
Glebe Close, Budleigh Salterton, EX9

Approximate Area = 1058 sq ft / 98.3 sq m

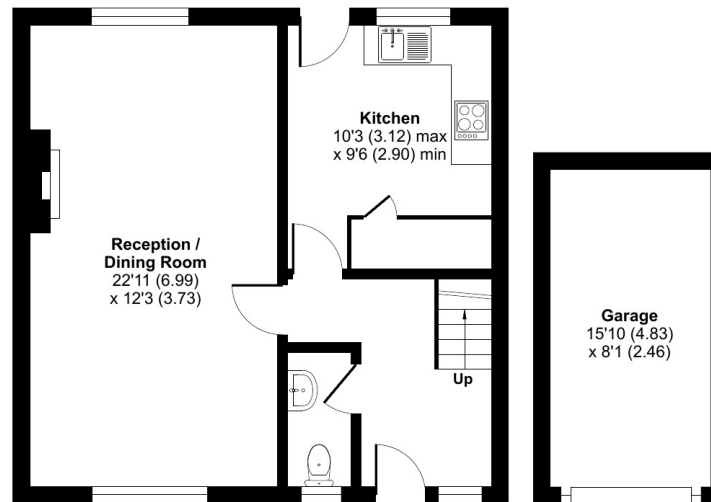
Garage = 127 sq ft / 11.8 sq m

Total = 1185 sq ft / 110.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Smart Estate Agent Exmouth Ltd. REF: 1076348



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.