



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		86
		69
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		85
		68
England, Scotland & Wales		

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8 Forge Close, Budleigh Salterton, Devon,  
EX9 6QY

PRICE **£250,000**  
TENURE Freehold



A Well Presented Semi Detached House Situated in A Quiet, Favoured Location

Reception Hallway • Ground Floor Cloakroom / WC • Fitted Kitchen • 'L' Shaped Lounge / Dining Room • Three First Floor Bedrooms • Bathroom / WC • UPVC Double Glazed Wood Effect Windows • Gas Central Heating Via Vailant Boiler • Attractive Manageable Gardens, Long Driveway And Garage • NO ONWARD CHAIN •



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THE ACCOMMODATION COMPRISES:

UPVC wood effect front entrance door with matching window side screen underneath entrance canopy with courtesy light giving access to:

**RECEPTION HALL:** With stairs rising to the first floor; useful understair storage cupboard with light and electric consumer unit; radiator; shelving; coved ceiling; telephone point; smoke detector; door to:

**GROUND FLOOR CLOAKROOM / WC:** Comprising of a wash hand basin with tiled splashback and pine cabinet beneath; WC; radiator; tiled flooring; coat rack; coved ceiling; UPVC double glazed window with patterned glass.

From the Reception Hall further doors open to:

**KITCHEN:** 9' 9" x 8' 0" (2.97m x 2.44m) Comprising of a stainless steel single drainer sink set into wood effect working surface with cupboards and drawer units beneath; further wood effect working surfaces with additional base units and drawers under; matching range of wall units at eye-level; space and plumbing for washing machine; tiled surrounds; gas cooker point; space for upright fridge freezer; wall mounted gas fired boiler supplying domestic hot water and central heating; recess ceiling spotlighting; coved ceiling.

**LOUNGE / DINING ROOM:** 17' 6" x 15' 4" (5.33m x 4.67m) narrowing to 9' 6" (2.9m). A most attractive 'L' shaped room with UPVC double glazed window overlooking the rear garden and UPVC double glazed double doors opening to the rear garden; television point; two radiators - one with shelf over; coved ceiling; light dimmer switch; additional wall lighting.

**FIRST FLOOR LANDING:** With UPVC double glazed window to side elevation; access to roof space; coved ceiling; smoke detector; linen cupboard with slatted shelving and light; doors to:

**BEDROOM ONE:** 12' 8" x 9' 1" (3.86m x 2.77m) UPVC double glazed window to the front elevation; radiator with shelf over; built-in double wardrobe with clothes hanging rail and shelf; television point; coved ceiling.

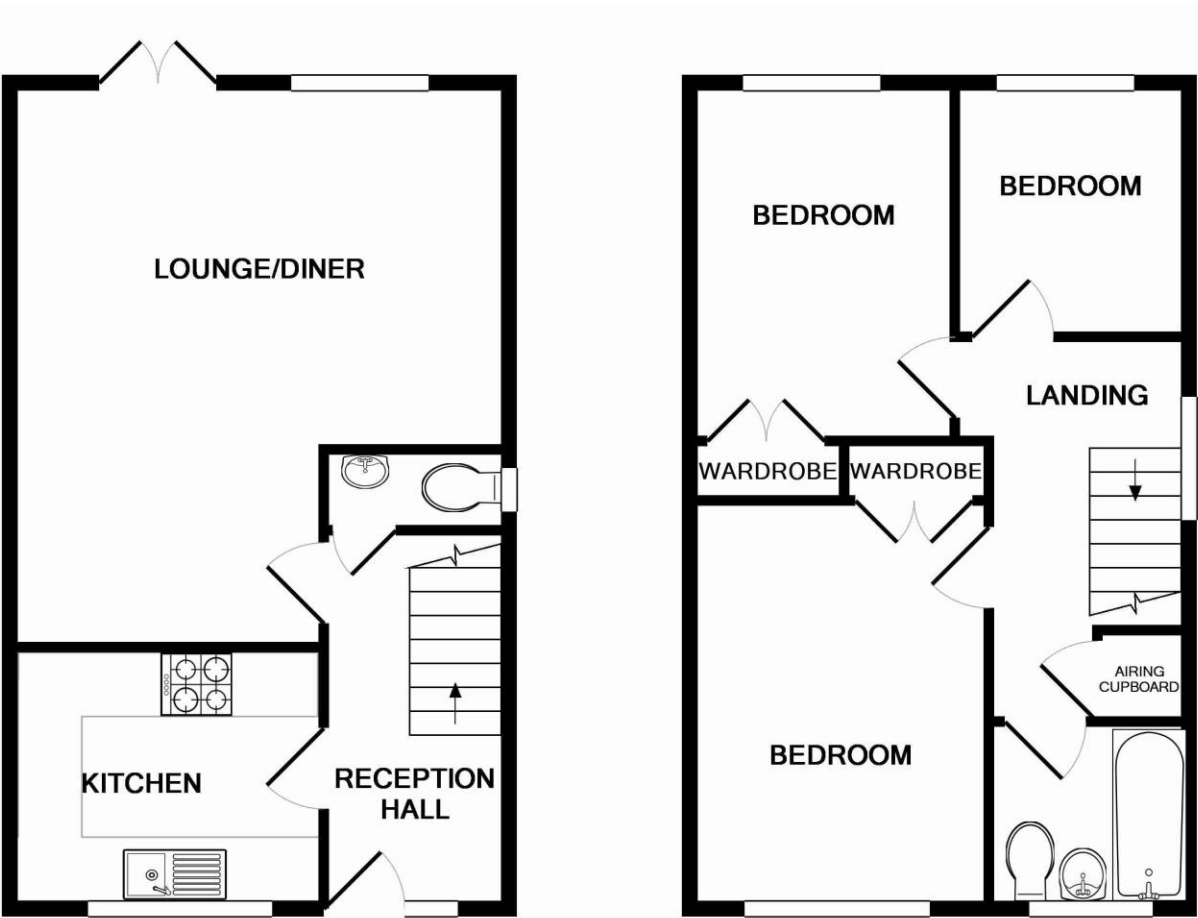
**BEDROOM TWO:** 11' 0" x 8' 2" (3.35m x 2.49m) UPVC double glazed window to the rear elevation; radiator; built-in double wardrobe with clothes hanging rail and shelf; coved ceiling.

**BEDROOM THREE:** 8' 0" x 6' 10" (2.44m x 2.08m) UPVC double glazed window to the rear elevation; radiator; coved ceiling.

**BATHROOM / WC:** Comprising of a bath with handgrips and Mira shower unit over with shower curtain and rail; pedestal wash hand basin; WC; extensive tiling; radiator; shaver socket; pine wall mounted medicine cabinet; coved ceiling; UPVC double glazed window with patterned glass.

**OUTSIDE:** Located near the head of this most favoured cul-de-sac, the property enjoys an attractive lawned garden edged with colourful shrub beds and decorative stone garden area. A long driveway provides ample off-road parking with an outside cold water tap and leading to the single garage. A side gate gives access to the rear garden which is attractively planned and presented enjoying a sunny aspect and comprising of a decked area with matching balustrade, attractive area of lawned garden edged with decorative stone pathway, flower beds and boards, timber garden storage shed, outside courtesy lighting and electric sun canopy.

**GARAGE:** 17' 1" x 8' 7" (5.21m x 2.62m) With up and over door, power and light connected; storage space in the eaves; UPVC double glazed courtesy door to the rear garden.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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