



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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6 Armytage Road, Budleigh Salterton,
EX9 6SD

GUIDE PRICE
£289,950
TENURE Freehold



A Beautifully Presented Period Terraced House Situated In A Popular Location Within Reach Of The Town Centre And Seafront With Attractive Patio Front And Rear Gardens

Reception Hall With Stripped Wood Flooring * Bay Windowed Dining Room
Attractive Living Room With Feature Open Fireplace * Modern Kitchen
Useful Rear Porch * Three First Floor Bedrooms * Modern First Floor
Bathroom/Wc * Gas Central Heating * Upvc Double Glazed Windows
Attractive Landscaped Front And Rear Gardens * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Composite front door giving access to:

RECEPTION HALL: A fine entrance to the property with uPVC double glazed window to front aspect, stripped wood flooring, stairs rising to first floor landing with useful understairs storage cupboard beneath, high level cupboard housing electric unit and meter, radiator.

DINING ROOM: 4.22m x 2.67m (13'10" x 8'9") measurement excluding the uPVC double glazed bay window, which overlooks the front elevation and is fitted with a window seat with storage cupboard beneath. Feature fireplace with marble hearth, radiator, picture rail.

LIVING ROOM: 4.52m x 4.39m (14'10" x 14'5") A most attractive room with open fireplace with marble hearth and wood surround, radiator, TV point, dado rail, uPVC double doors opening onto the rear garden.

KITCHEN: 3.76m x 2.18m (12'4" x 7'2") Fitted with a range of solid wood working surfaces with inset ceramic one and a quarter bowl sink unit with tiled splashback, range of cupboards and drawer units, plumbing for automatic washing machine beneath, gas cooker point with stainless steel back and matching stainless steel chimney style extractor hood over, range of matching wall mounted cupboards, space for upright fridge/freezer, boiler for hot water and central heating, parquet effect flooring, uPVC double glazed windows to side and rear aspects, light tube tunnel for additional light, uPVC double glazed door giving access to:

REAR PORCH: 2.18m x 1.35m (7'2" x 4'5") A most useful area with uPVC double glazed window and door giving access to the rear garden.

FIRST FLOOR LANDING: Large access to roof space.

BEDROOM 1: 4.19m x 2.62m (13'9" x 8'7") uPVC double glazed window to front aspect, radiator.

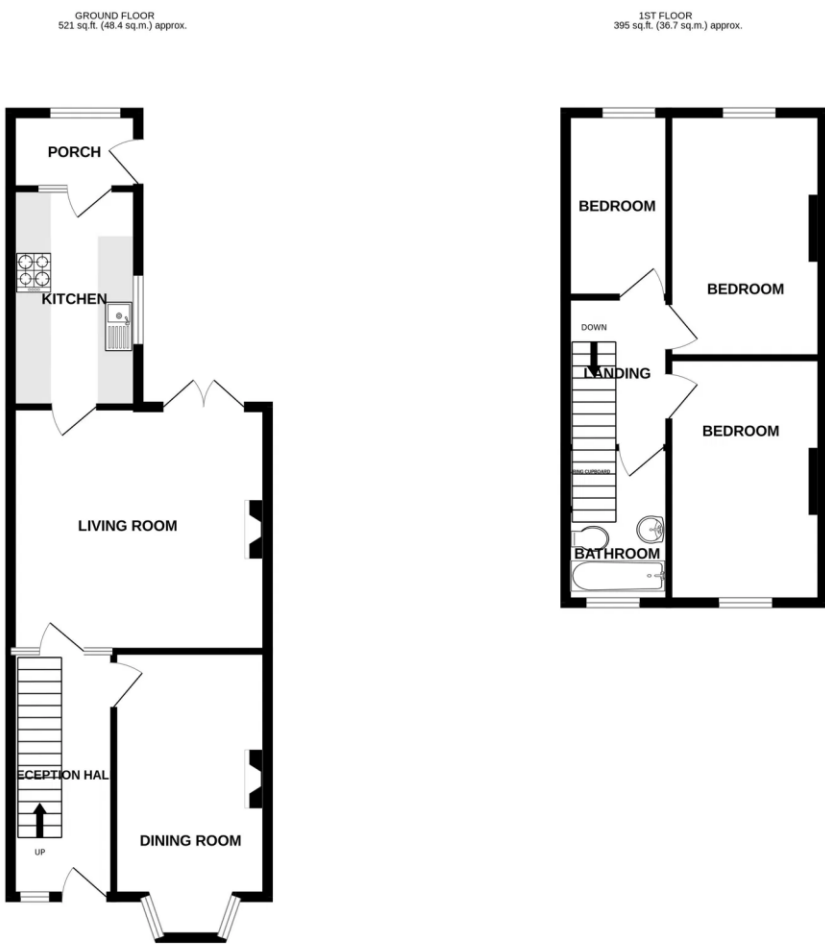
BEDROOM 2: 4.22m x 2.67m (13'10" x 8'9") uPVC double glazed window to rear aspect, radiator.

BEDROOM 3: 3.23m x 1.68m (10'7" x 5'6") uPVC double glazed window to rear aspect, radiator.

BATHROOM/WC: 2.62m x 1.7m (8'7" x 5'7") Stylish suite fitted with claw foot bath with antique style shower attachment with fixed rainfall shower head hose over, vanity wash hand basin, WC with push button flush, shaver socket, recessed ceiling spotlighting, linen cupboard housed over stairwell recess, uPVC double glazed window with patterned glass, tiled flooring.

OUTSIDE: To the front of the property is an attractive patio terrace area with timber garden shed and pedestrian gate giving access to the property. To the rear of the property is a landscaped rear garden with patio raised decked sun terrace for outside entertaining, outside cold water tap, rear pedestrian gate.

FLOOR PLAN:



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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