



Reed Thatch





# Reed Thatch

6 Vales Road, Budleigh Salterton, Devon, EX9 6HS

Sidmouth (6.9 miles), Exmouth (5.4 miles), Exeter City Centre (13.6 miles)

A substantial, detached, 5 bedroom family home in a favoured residential location not far from the town and seafront.

- Lovely period family home
- Good sized mature garden
- 5 bedrooms and two bathrooms
- Sea glimpses
- EPC: D
- Driveway parking, garage and bike store
- Spacious accommodation
- Close to the sea front and River Otter
- Freehold
- Council Tax Band: G

Guide Price £825,000

## SITUATION

Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).





## DESCRIPTION

Reed Thatch is a picturesque and charming not listed period house that has been in the same family for many years, designed by the renowned local architect Hatchard-Smith in 1922 for a senior military officer. Presented in lovely condition throughout, on the ground floor is an open plan sitting/dining room and a separate family room, on the first floor are three bedrooms and the family bathroom with a further 2 bedrooms and shower room on the top floor. Outside the house sits in the middle of a good sized plot surrounded on all sides by a mature garden.

## ACCOMMODATION

A covered entrance porch with a wooden front door open into a spacious entrance hall with a staircase rising to the first floor and a door to an understairs cupboard. On the right, a door leads into the sitting room, a lovely room with two sets of windows looking over the garden and a period fireplace with an opening leading into a dining room. A door leads to a dining area with doors to a storage cupboard and to the outside. There is a downstairs cloakroom, a very useful family room/office and off the dining room is a characterful kitchen fitted with a range of base wall and drawer units, electric hob, hi-level over and an AGA set in a tiled hearth. On the first floor is a spacious landing, leading to three good sized bedrooms with a family bathroom and a separate W.C and on the top floor are 2 further bedrooms and a shower room with glimpses of the sea.

## GARDENS

From the road a driveway leads to a parking area for a number of cars where there is a detached single garage with bike store. Reed Thatch sits in the middle of a good sized garden which is mainly lawn with a large patio to the rear of the house and a number of mature trees and bushes giving a good degree of privacy. From the dining room, French doors lead to a terrace over looking the lawn.

## SERVICES

Current Council Tax Band: G

Utilities: Mains drainage, gas electricity and water.

Heating: Gas boiler central heating. A new boiler has been installed in 2025.

Not Listed.

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

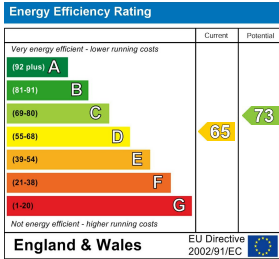
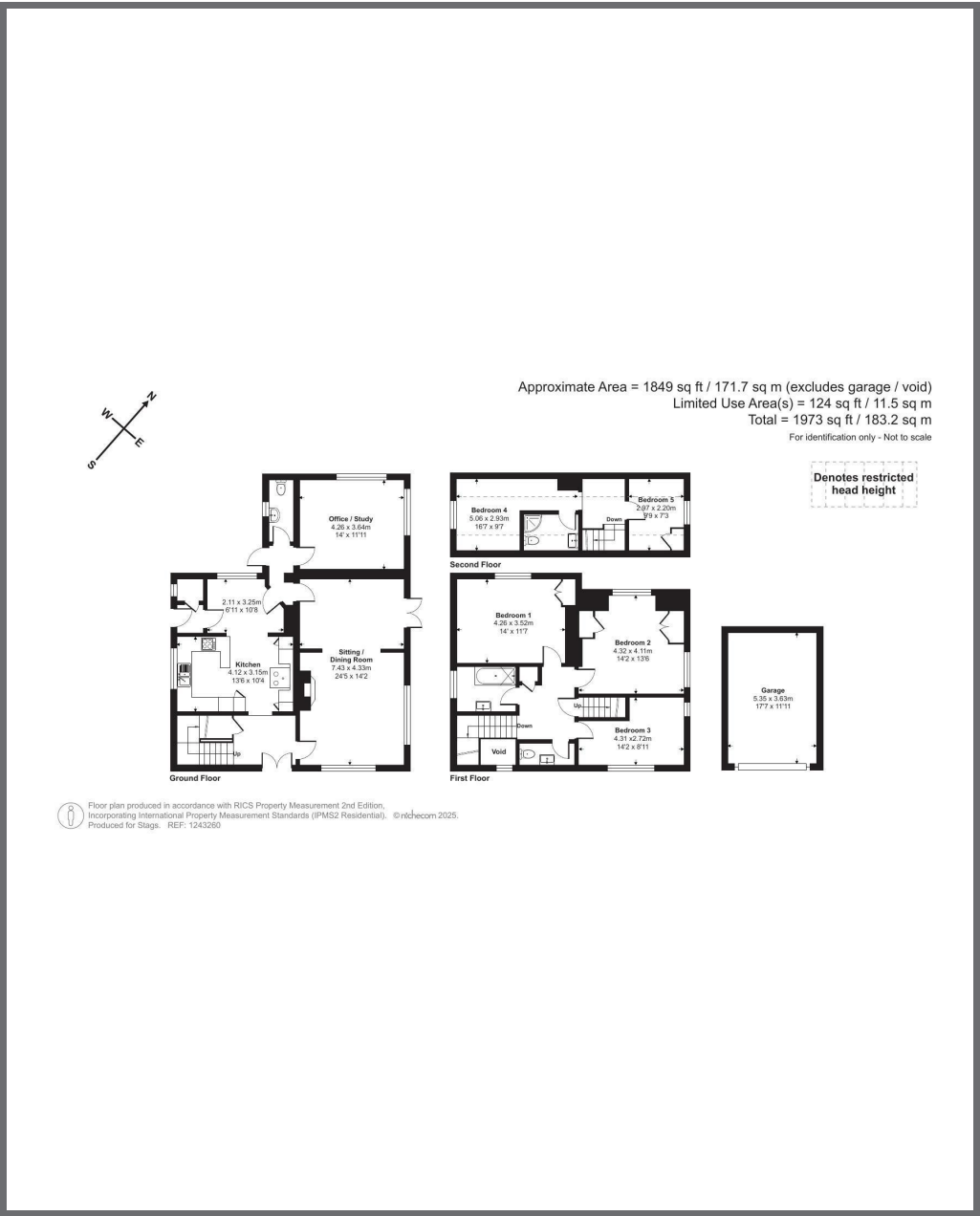
## DIRECTIONS

On entering the town on the follow the road into the centre and at the traffic lights turn left onto Station Road continuing up the hill to the T-junction. Turn left and then first right into Raleigh Road and Vales Road is the first road on the right.





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