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16 Stoneborough Court, East Budleigh Road,  
Budleigh Salterton, EX9 6HW

PRICE **£270,000**  
TENURE Leasehold



**A Spacious Well Presented First Floor Purpose Built Two Bedroom  
Apartment Standing In Well Tended Communal Gardens With Garage  
Located In A Block**

Reception Hall • Spacious Lounge/Dining Room •  
Sun Balcony Overlooking The Communal Gardens • Modern Kitchen/Breakfast Room •  
Two Good Size Double Bedrooms • Modern Bathroom •  
Separate Modern Cloakroom/WC • Gas Central Heating Via Modern Boiler •  
Double Glazed Windows • Visitors Parking •



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16 Stoneborough Court, East Budleigh Road, Budleigh Salterton, EX9 6HW

Stoneborough Court is a sought after development of purpose built flat set back from the East Budleigh Road. Budleigh town centre and sea front are within approximately half a mile walking distance and there are nearby local bus routes. The apartment would make an ideal permanent home or holiday retreat.

**THE ACCOMMODATION COMPRISES:** Communal entrance with staircase rising to the **FIRST FLOOR**. Double glazed front door with patterned window inset giving access to:

**RECEPTION HALL:** A fine entrance to the property with thermostat control for central heating; coved ceiling; linen cupboard housing the modern gas boiler serving domestic hot water and central heating; adjoining coats cupboard housing electric meter with storage cupboard over; radiator with display shelf over; feature wall arch; doors giving access to all rooms.

**LOUNGE/DINING ROOM:** 16' 1" x 13' 8" (4.9m x 4.17m) A spacious room with double glazed window overlooking the front aspect; double glazed door giving access to **COVERED SUN BALCONY** with access to storage cupboard and enjoying a pleasant outlook over the communal gardens; wall mounted living flame electric fire with ached recess over; television point; radiator; coved ceiling.

**KITCHEN/BREAKFAST ROOM:** 11' 5" x 11' 8" (3.48m x 3.56m) Fitted with a range of patterned work top surfaces with tiled surrounds; inset single drainer sink unit with mixer tap over; range of base cupboards, drawer units, space and plumbing for washing machine beneath work tops; matching wall units at eye-level; electric cooker point; space for upright fridge/freezer; useful open cupboard recess with power sockets and storage cupboard over; further good size storage cupboard with shelving; larder style cupboard; access to secure deliveries and storage cupboard; radiator; recess ceiling spotlighting; coved ceiling; double glazed window to rear aspect.

**BEDROOM ONE:** 13' 2" x 12' 0" (4.01m x 3.66m) A bright dual aspect room with double glazed windows to front and side aspects; built-in double wardrobe with clothes rail and shelf; radiator; coved ceiling.

**BEDROOM TWO:** 14' 1" x 11' 0" (4.29m x 3.35m) A good size dual aspect double bedroom with double glazed windows to side and rear aspects; radiator; coved ceiling; built-in wardrobe with clothes rail, shelf and storage cupboard over.

**BATHROOM:** 9' 9" x 5' 9" (2.97m x 1.75m) A modern stylish suite comprising of a bath with hand grips, Mira shower unit over and shower splash screen; wash hand basin set in wall recess with display surface over and storage cabinet beneath; chrome heated towel rail; attractive tiling to splash prone areas; extractor fan; electric wall heater shaver socket; fitted wall mirror; radiator; double glazed window to rear aspect.

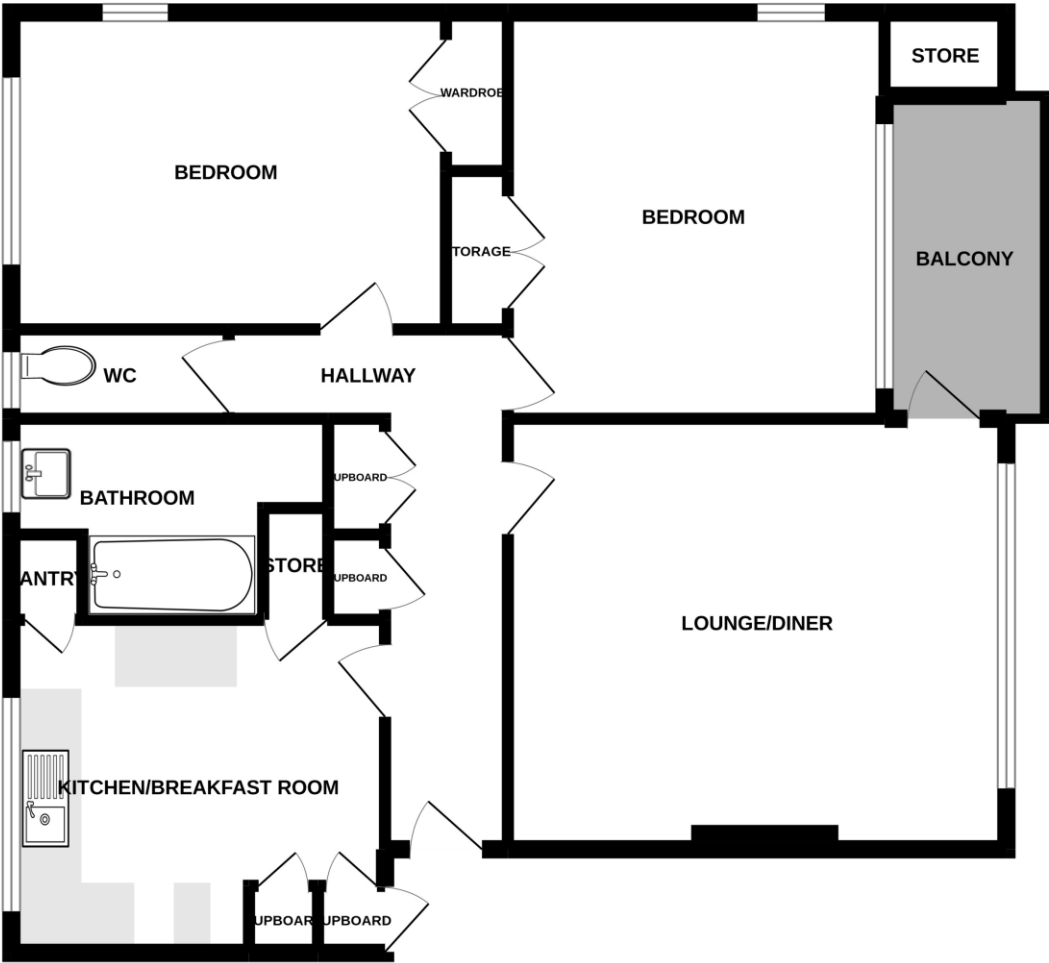
**SEPARATE CLOAKROOM/WC:** 6' 10" x 2' 11" (2.08m x 0.89m) A modern WC with concealed cistern and push button flush with display shelf over; coved ceiling; double glazed window to rear aspect.

**OUTSIDE:** Stoneborough Court enjoys private well-tended communal gardens and grounds which incorporate a visitors parking area. Apartment 16 has the benefits of a **GARAGE** located in a block nearby.

**TENURE AND OUTGOINGS:** We understand that the property is held on a 146 year lease from Sept 2008 with 132 years remaining. The annual service charge is currently £1,851.

FLOOR PLAN:

FIRST FLOOR



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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