



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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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51 Moormead, Budleigh Salterton, EX9
6PX

GUIDE PRICE
£210,000
TENURE Leasehold



A Good Size Purpose Built First Floor Apartment Located In A Popular Area Within Reach Of Budleigh Salterton Town Centre And Seafront, Offered For Sale With No Ongoing Chain

Communal Entrance With Access To Own Storage Cupboard And Sun Balcony * Reception Hall * Lounge/Dining Room * Kitchen/Breakfast Room
Two Bedrooms * Shower Room/Wc * Double Glazed Windows
Ideal First Time Purchase

51 Moormead, Budleigh Salterton, EX9 6PX

THE ACCOMMODATION COMPRISES: Communal entrance with access to own storage cupboard, staircase rising to first floor, uPVC front door giving access to:

RECEPTION HALL: Airing cupboard housing water cylinder, walk-in storage cupboard with further adjoining storage cupboard, double glazed window, access to roof space.

LOUNGE/DINING ROOM: 4.22m x 3.28m (13'10" x 10'9") Double glazed window to front aspect, tiled fireplace, picture rail, TV point, telephone point, night storage heater.

KITCHEN/BREAKFAST ROOM: 3.48m x 3.28m (11'5" x 10'9") Fitted range of wood-effect worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine, space for tumble dryer beneath, single drainer sink unit set into work surface, four ring gas hob, built-in oven with filter extractor hood over, wall mounted cupboards, night storage heater, tiled floor, electric meter and fusebox, double glazed window to front aspect.

BEDROOM 1: 4.17m x 2.62m (13'8" x 8'7") A dual aspect room with double glazed windows to front and side aspects, night storage heater, built-in cupboard, built-in wardrobe.

BEDROOM 2: 3.3m x 2.36m (10'10" x 7'9") Double glazed window to side aspect, electric wall heater.

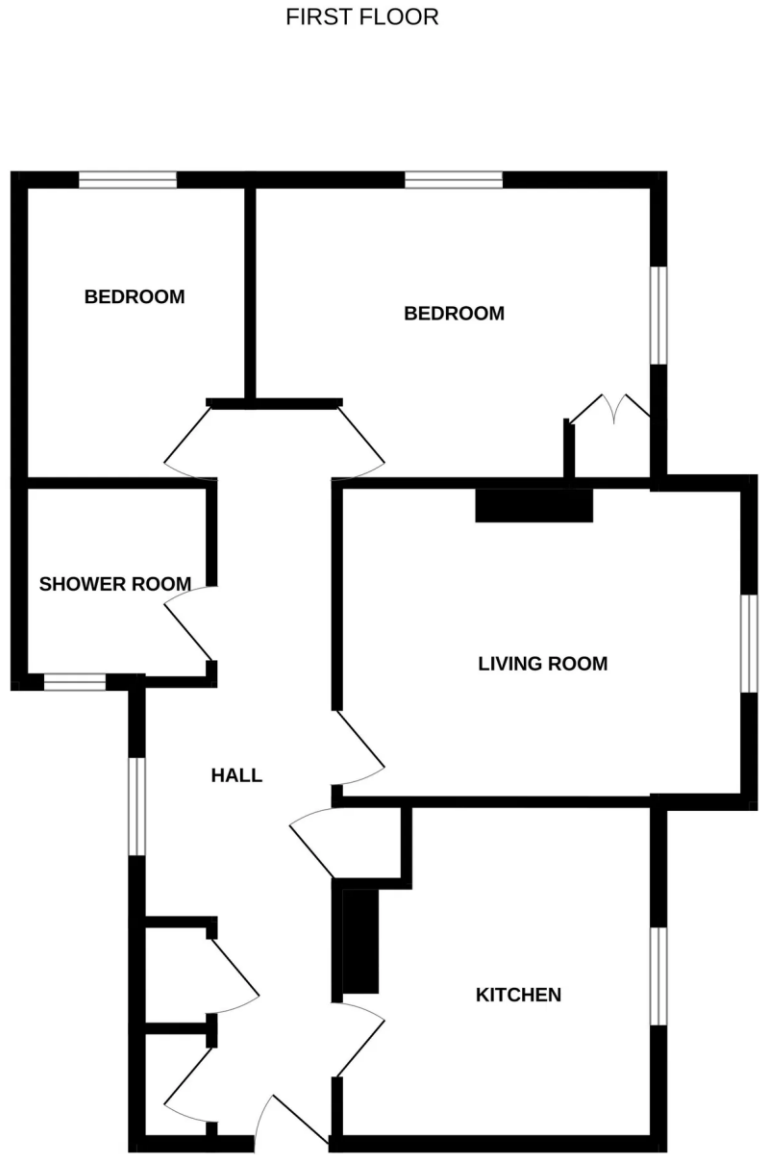
SHOWER ROOM/WC: 1.98m x 1.96m (6'6" x 6'5") Good size shower tray with shower splash screen, pedestal wash hand basin, WC, splashback walls, electric wall heater, double glazed window with obscure glass.

OUTSIDE: The property enjoys its own balcony access from the communal landing.

TENURE & OUTGOINGS: To be confirmed.

AGENTS NOTE: Prospective purchasers of this property must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase. If there are two purchasers, only one person has to satisfy this requirement.

FLOOR PLAN:



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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