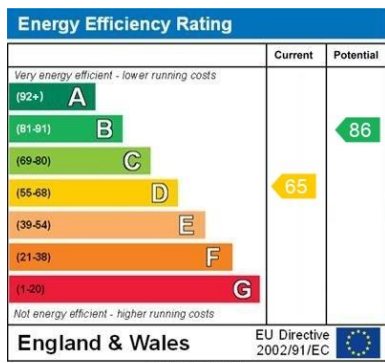




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

51 Moormead, Budleigh Salterton, EX9 6PX

GUIDE PRICE  
**£150,000**  
TENURE Leasehold



A Good Size Purpose Built First Floor Apartment Located In A Popular Area Within Reach Of Budleigh Salterton Town Centre And Seafront

**TO BE SOLD BY TRADITIONAL ONLINE AUCTION**  
**12.30pm on Friday 28th November 2025**

## 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:** Leasehold with vacant possession. The remainder of a 125 year lease dated from 27th March 1995 . For further information such as maintenance costs etc please refer to the auction legal pack.

**EPC Rating:** D.

**WHAT3WORDS** ///shuttling.ranges.conducted

**MOBILE & BROADBAND COVERAGE:** Broadband: Ultrafast available/Mobile: Likely outside, may be limited inside./Source: ofcom.org.uk

**VIEWINGS:** Block viewings available. Please call us on 01395 247000 to arrange.

### IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

### AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide.

Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

### AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

†Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

#### • Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Proptech or any individual in employment with Bamboo Proptech makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.