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Flat 1 Pebble Reach, 1c High Street,  
Budleigh Salterton, EX9 6LD

GUIDE PRICE  
**£115,000**  
TENURE Leasehold



**A Two Bedroom First Floor Flat Located In The Heart Of Budleigh Salterton And Close To The Seafront And Offered For Sale With No Ongoing Chain**

Reception Hall \* Lounge \* Kitchen \* Two Bedrooms \* Bathroom/Wc  
Viewing Recommended

**Flat 1 Pebble Reach, 1c High Street, Budleigh Salterton, EX9 6LD**

**THE ACCOMMODATION COMPRISES:** The property is approached by a glazed panelled front door with communal newly carpeted and decorated hallway, which serves just two flats. The apartment is located on the first floor and approached by a private front door to:

**RECEPTION HALL:** With electric consumer unit and meter.

**LOUNGE:** 3.66m x 2.69m (12'0" x 8'10") plus doorway recess. With night storage heater, two double glazed windows to front aspect, opening to:

**KITCHEN/BREAKFAST ROOM:** 3.12m x 2.44m (10'3" x 8'0") Fitted with patterned worktops with cupboards and appliance space beneath, inset single drainer sink unit with mixer tap, breakfast bar area, space for cooker, tiled surrounds, cupboard housing water cylinder with slatted shelving beneath, extractor fan, double glazed window to front aspect.

**BEDROOM 1:** 2.95m x 2.49m (9'8" x 8'2") Night storage heater, double glazed window to rear aspect.

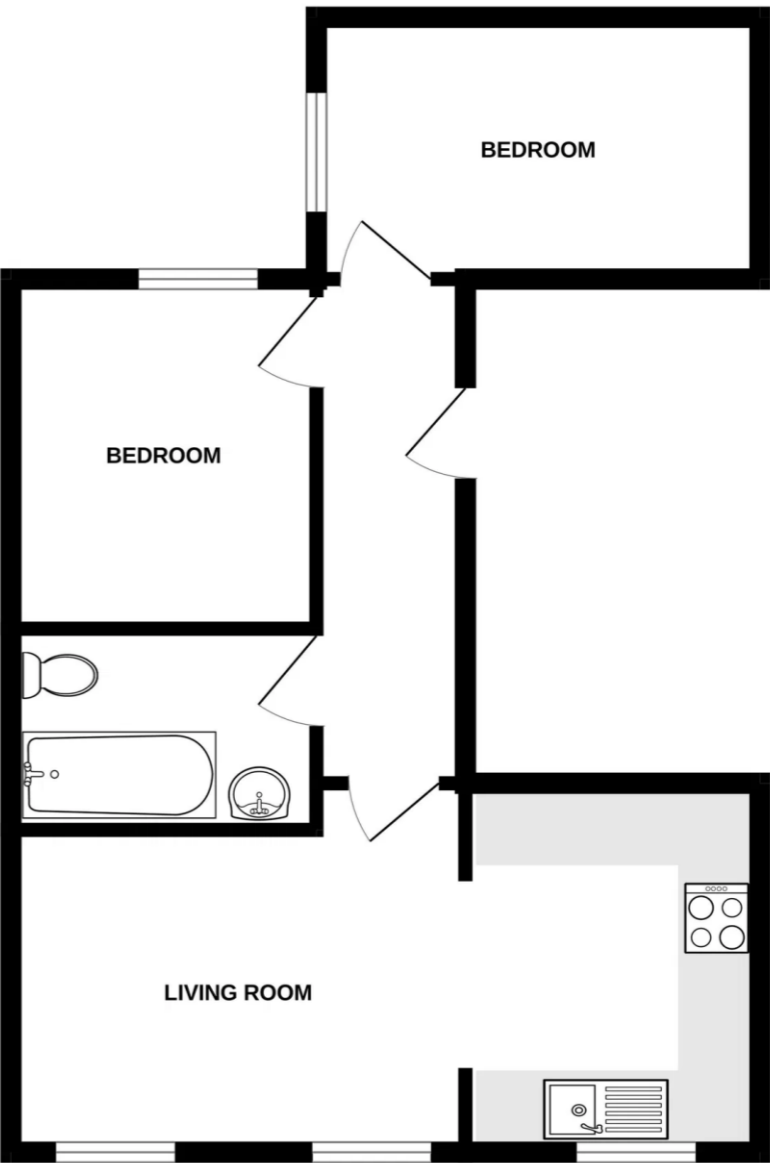
**BEDROOM 2:** 3m x 2.51m (9'10" x 8'3") Night storage heater, double glazed window.

**BATHROOM/WC:** 2.59m x 1.65m (8'6" x 5'5") Comprising; bath with shower attachment, pedestal wash hand basin, WC, tiled walls to dado rail height, light shaver socket, electric wall heater, extractor fan.

**TENURE:** We understand the property is held on a 199 year lease from 2007. Service Charge: to be confirmed.

**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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