



East of 
ESTATE AGENTS

Station Road
Budleigh Salterton £315,000

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This exceptional, characterful apartment occupies the entire first floor of a charming property built circa 1900, forming part of one of Budleigh Salterton's most attractive Victorian terraces. Perfectly positioned with convenient access to the town centre and seafront, it offers a rare combination of character, space, and location with fantastic views over The Green.

First Floor Apartment | Two Double Bedrooms, One with Access onto a Large Terrace | Good Sized Sitting/Dining Room | Bathroom | Modern Kitchen | Original Features Throughout | Short Walk into Town Centre | Fantastic Location | No Onward Chain |

DESCRIPTION

This light and airy apartment is accessed through a secure communal entrance hall shared with the Ground Floor flat. A private entrance door opens to a staircase that ascends to the first floor, where the apartment unfolds into a beautifully presented and tastefully decorated living space. The spacious sitting and dining room serves as the heart of the home, with stunning high ceilings and showcasing a number of charming features, including original sash windows throughout, a cast iron fireplace, and an elegant bay window that floods the room with natural light while offering picturesque views across the iconic Green. A contemporary kitchen, located just off the main landing, provides ample workspace and is fitted with modern units and surfaces. There is designated space and plumbing for essential appliances, including a washing machine, fridge-freezer, cooker and dishwasher.

The property offers two generously proportioned double bedrooms, both with fitted storage cupboards. The principal bedroom featuring an original cast iron fireplace also has access to a delightful covered private terrace with wooden pergola - an ideal spot to relax and enjoy the sound of the nearby sea.



A modern family bathroom completes the accommodation, fitted with modern fixtures and finishes to complement the rest of this stylish home. Another notable advantage of the apartment is the fully boarded loft space, which is accessible via the loft hatch in the hallway. The loft spans the same footprint as the entire apartment and presents excellent potential for future conversion.

The apartment comes with a stunning mature front garden which enjoys a sunny aspect, a perfect spot to watch the world go by. The property also has access through the rear garden to the rear gate if required.

Being sold with no onward chain, this property provides a smooth and straightforward purchase. The current owner holds the freehold title to the building an uncommon and highly desirable feature.

SITUATION

Situated just a short stroll from the town centre, local shops, cafes, and the seafront, this exceptional apartment perfectly combines the appeal of historic charm with modern convenience.

Ideal as main residence, this property would also make an exceptional, low-maintenance holiday home, combining character, comfort, and convenience in one of Budleigh Salterton's most sought-after locations.

AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: This Vendor of the Apartment owns the freehold of the building, please contact us for any further information.

Electricity: Mains

Heating: Heatrae Sadia Electromax Electric Boiler

Water: Mains

Sewerage: Mains

Council Tax Band: C

Council: East Devon District Council

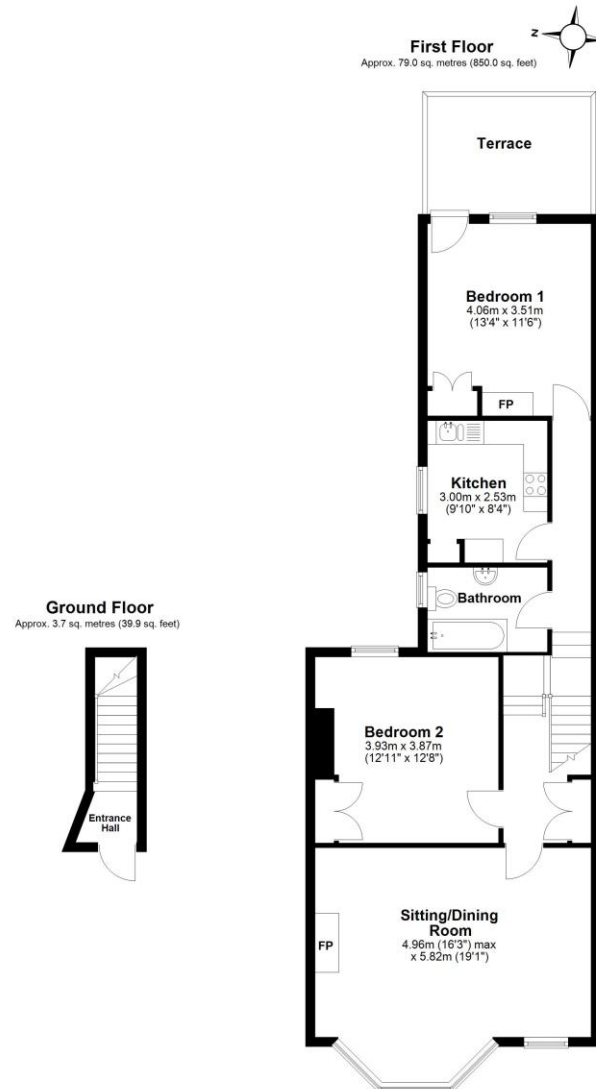
Parking: On Street Parking

Garden: Front Garden and Terrace

Broadband speed: Fibre To Cabinet with up to 76 mbps download and 15 mbps upload.

Mobile Signal: Several networks currently showing as available at the property including EE and Vodafone.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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