



SOUTHGATE

ESTATES

Flat 2 Heathgate, 7, Lansdowne
Road, Budleigh Salterton, Devon,
£475,000







Three Double Bedrooms, Off-Road Parking Space, Pleasant Outlook, First Floor Flat, No Onward Chain, Popular Location

A unique and spacious first floor flat located in a tucked away position in the delightful seaside town of Budleigh Salterton. The flat enjoys a pleasant and leafy outlook, and features an off-road parking space. The internal accommodation briefly consists of a large entrance offering space for seating, with access to the generous living room, kitchen and master bedroom with ensuite. The inner hallway provides access to the remaining two double bedrooms, and the main bathroom.

The flat is ideally positioned within close proximity to Budleigh Salterton's high street which is only a mile away. There, you can enjoy many independent shops, cafes and restaurants, as well as various churches, convenience stores and a library. The picturesque coastline of Budleigh Salterton provides a number of popular walks and places to admire the views.



Accommodation The front door opens to a large lobby area providing space for seating, or as a dining area, with doors to the kitchen, dining room, master bedroom and inner hallway.

The kitchen contains a range of matching wall and base units with solid wood worktops, a matching upstand and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over.

Integrated appliances include an oven with an electric hob and extractor hood over, a dishwasher, plus space for a tall fridge freezer. There is also a painted cast-iron fireplace and a window to the side aspect.

A door opens to the generous living room which is complemented by a bay window to the rear aspect with a window seat, a further window to the side aspect, and a decorative fireplace.

The master bedroom also benefits from a bay window to the rear aspect with a window seat, a feature fireplace and a door into the en suite shower room. This space provides a hidden cistern WC, a pedestal wash basin with a mixer tap over and a full width shower cubicle with a rainfall shower head, plus additional head over.

The second and third bedrooms are accessed via the inner hallway and are also sizeable doubles, with the second enjoying windows to both the rear and side aspects, and the third accommodating built-in storage (housing the boiler), along with a fireplace and windows to the front and side aspects.

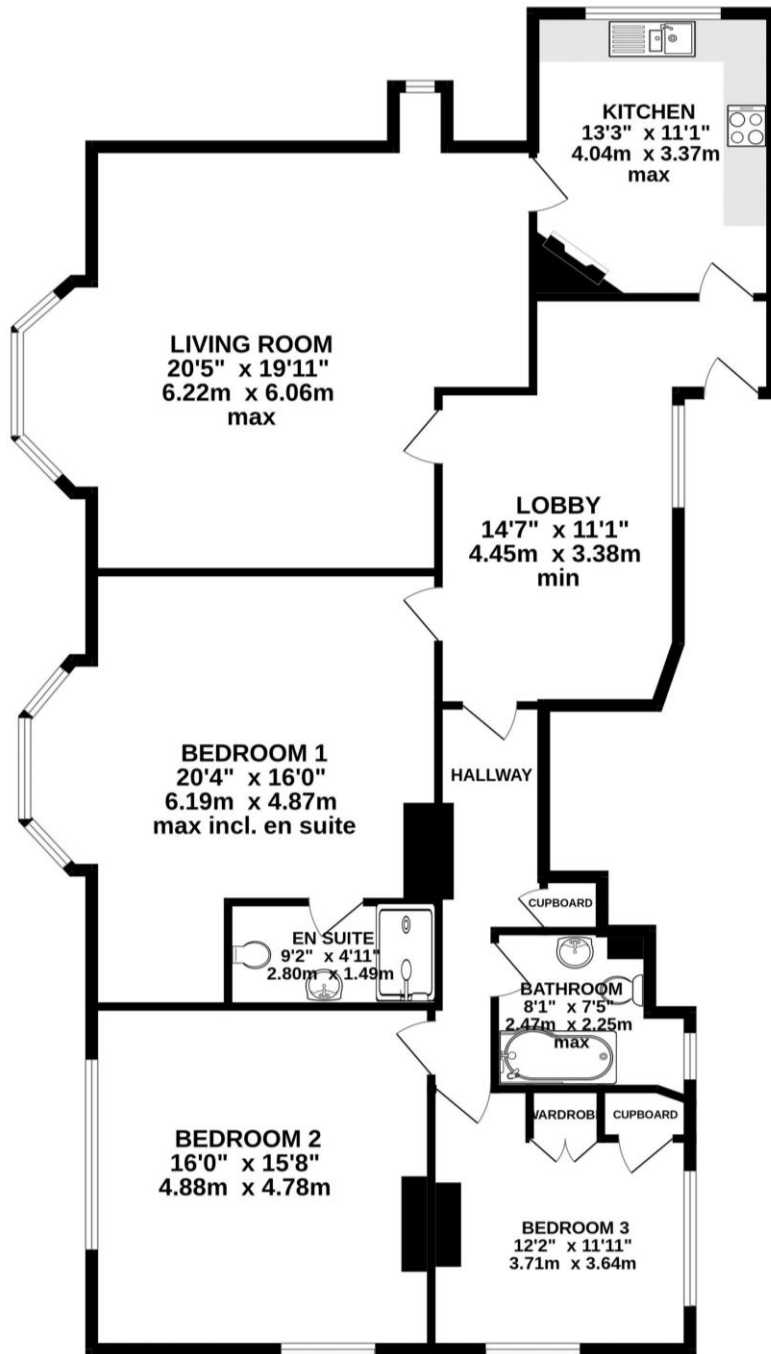
The main bathroom comprises a P-shaped bath with a mixer tap and rainfall shower head over, a pedestal wash basin with a mixer tap over and a close-coupled WC. There is also a window to the front aspect.

Parking The flat benefits from one allocated parking space to the front of the property.

Property Information Tenure: Freehold (any maintenance charges are split between the flats when required). Council tax band: E.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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