

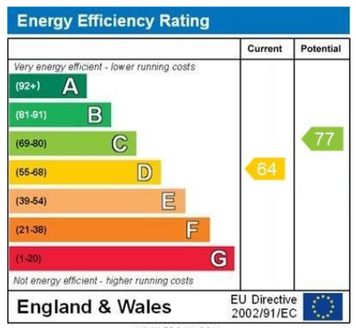












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Flat 7 Rosemullion Court, Budleigh Salterton, EX9 6JU

GUIDE PRICE
£215,000
TENURE Share of Freehold



A Top Floor Three Bedroom Apartment With Lift And Stunning Sea And Coastal Views Requiring A Programme Of Modernisation.

Breathtaking Coastal Views Coupled With Views Over Budleigh Salterton Beach * Lift And Stairs To All Floors * Dual Aspect Lounge * Kitchen * Two Double Bedrooms * Study/Bedroom Three * En-Suite Bathroom/WC * Shower Room/WC * Well Maintained Lawned Communal Gardens * Car Parking Area

rightmove

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Flat 7 Rosemullion Court, Budleigh Salterton, EX9 6JU

A superb top floor three bedroom apartment boasting exceptional views over the sea and Budleigh Salterton beach. Located within walking distance of the town and of course even closer to the sea front and with direct access on to the coastal path the flat offers bright and spacious accommodation which could now benefit from a programme of modernisation. Offered with no ongoing chain. Viewing is recommended.

THE ACCOMMODATION COMPRISES:

COMMUNAL HALLWAY: Stairs and lift to top floor; private front door giving access to:

RECEPTION HALL: Door entry phone; coat rack; wall lighting.

LOUNGE: 4.37m x 4.24m (14'4" x 13'11") A bright dual aspect room with double glazed windows, both gaining wonderful uninterrupted sea and coastal views; fire surround housing electric fire; radiator.

KITCHEN: 2.95m x 2.57m (9'8" x 8'5") Fitted with patterned worktops with tiled surrounds; cupboards, drawer units and plumbing for automatic washing machine beneath; inset one and a half bowl single drainer sink unit; four ring electric hob with extractor hood over; built in oven with cupboards above and below; wall mounted cupboards; Vailant gas boiler for domestic hot water and central heating; two double glazed windows enjoying an open outlook; cupboard recess with power socket.

BEDROOM ONE: 49.91m x 4.39m (158'69" x 14'5") maximum measurement. Spacious dual aspect main bedroom with double glazed windows with wonderful outlook across the town affording uninterrupted views over to the pebble beach sea and coastline beyond; fitted with a range of wardrobes.

EN-SUITE BATH/SHOWER ROOM: 2.74m x 2.08m (9'0" x 6'10") Comprising bath set in tiled surround; wash hand basin set in display surface with cupboards and drawer units beneath; large shower cubicle with curved shower splash screen and splash screen walls; shower unit; WC; radiator; fully tiled walls.

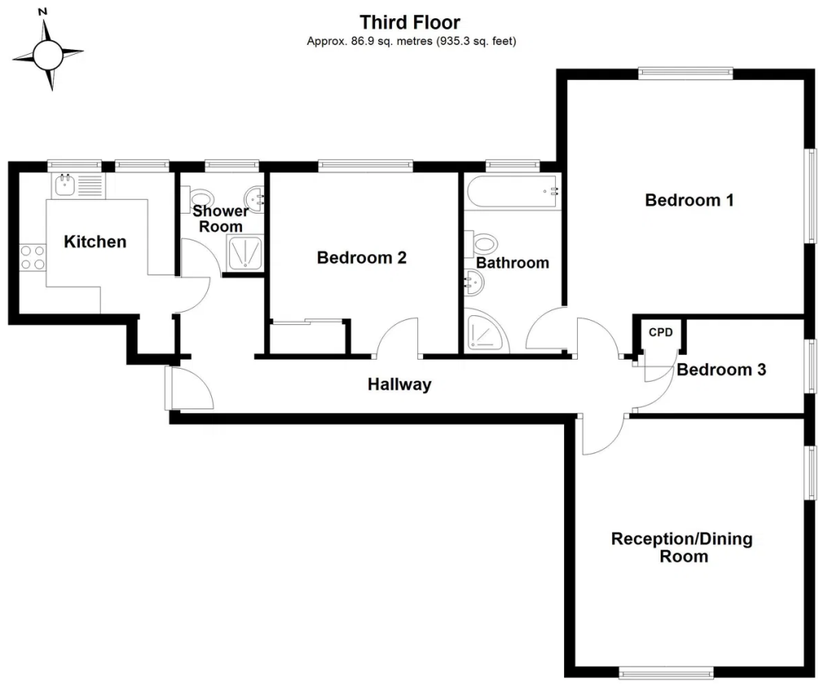
BEDROOM TWO: 3.43m x 3.35m (11'3" x 11'0") Double glazed windows enjoying a pleasant open outlook; radiator; wardrobe plus additional wardrobe.

BEDROOM THREE/STUDY: 2.84m x 1.83m (9'4" x 6'0") Double glazed window enjoying views over the pebble beach and coastline beyond.

SHOWER ROOM/WC: 1.83m x 1.52m (6'0" x 5'0") Comprising shower cubicle; wash hand basin; WC: part tiled walls; double glazed window.

OUTSIDE: There is a well maintained communal lawned garden with mature shrubs and trees for enjoyment of all the residents. There is a pedestrian gate providing direct access onto the coastal path which leads down to the beach and the town centre. Opposite the entrance there is a car parking area belonging to Rosemullion Court where each flat has one allocated parking space and there is also a visitors space too.

SERVICE AND TENURE: Shared Freehold - Lease 999 years from September 1996. we understand the maintenance/service charge is approximately £2,400 per year. No pets or Holiday Lets are allowed. Council Tax Band E.



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

7 Rosemullion Court, Budleigh Salterton