

RICHARD BOUD

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BESPOKE ESTATE AGENT



**Bedlands Lane, Budleigh Salterton, EX9**

Guide Price

**£145,000**

**Share of Freehold**

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

This pleasant and well-presented first-floor flat forms part of a 1920s building designed by the noted local architect Hatchard-Smith. Enjoying attractive distant countryside views and glimpses of the sea from both the lounge and bedroom, the property benefits from gas central heating, uPVC double glazing, and a convenient location close to the town, the seafront (less than a mile), and a nearby bus stop.

The accommodation includes a spacious lounge with a feature fireplace, a separate kitchen, a double bedroom with built-in wardrobes, and a modern white bathroom suite featuring a panelled bath with a shower over, basin, and WC.

Outside, the property enjoys communal gardens with areas of lawn, a drying area, and a bin store, along with ample off-road parking accessed by a long, sweeping private driveway.

Offered with no onward chain, it represents an ideal first home or investment opportunity.

**SUMMARY OF ACCOMMODATION:**

**Ground Floor stairs leading to:**

**First Floor**

**Communal Hall with private front door leading to:**

**Lounge:** 5.1m (16'9") x 4.7m (15'5")

**Kitchen:** 2.7m (6'10") x 1.9m (6'3")

**Bedroom:** 3.1m (10'2") x 2.4m (7'10")

**Bathroom/WC**

**Outside:** Long private driveway leading to ample off-road parking. Communal lawned gardens, drying area and bin store.

**AGENTS NOTES:**

**Tenure:** The property is LEASEHOLD with a **SHARE OF THE FREEHOLD**. We understand that a 200-year lease was granted in 1982, so there are circa. 156 years remaining on the lease. Vacant possession on completion with no onward chain.

**Management Charges:** Combined Ground rent, Service Charges and Buildings Insurance are circa £850 per annum.

**Council Tax Band:** A (East Devon District Council).

**EPC Rating:** D

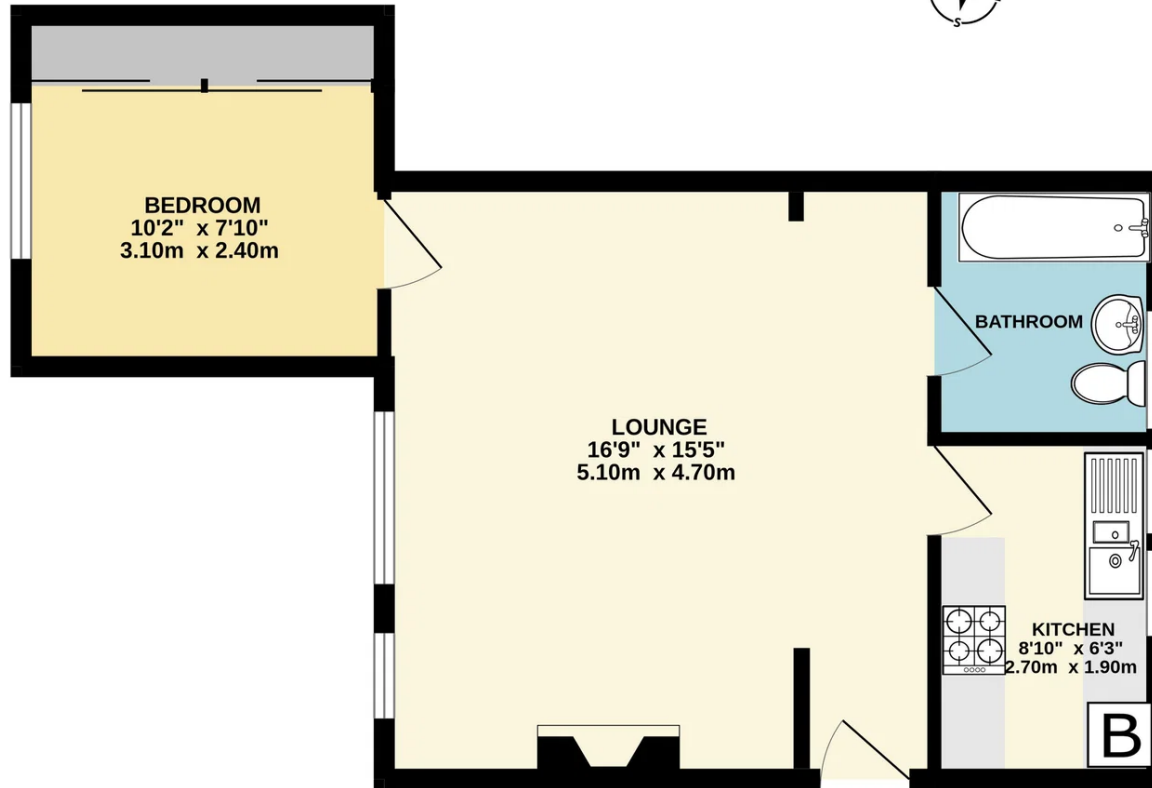
**Services:** Mains electric, water & drainage. Superfast fibre broadband is available.





*All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.*

# 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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