



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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10 Queens Road, Budleigh Salterton,
EX9 6QJ

GUIDE PRICE
£135,000
TENURE Leasehold



**Purpose Built First Floor One Bedroom Flat In A Convenient Location
Close To Primary School And Within Reach Of The Town Centre And
Seafront**

Dual Aspect Lounge * Double Bedroom * Kitchen * Own Area Of Garden
Upvc Double Glazing * Gas Central Heating
General Refurbishment Required

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THE ACCOMMODATION COMPRISES: Stairs rising to first floor, private front door leading to:

ENCLOSED BALCONY: 2.92m x 1.22m (9'7" x 4'0") uPVC double glazed window to front aspect, inner door to:

RECEPTION HALL: Radiator.

LOUNGE: 4.27m x 3.48m (14'0" x 11'5") A bright room with uPVC double glazed windows to front and side aspects, radiator, fitted gas fire with back boiler for hot water and central heating in tiled surround with matching hearth, TV point, door to:

BEDROOM: 3.48m x 3.05m (11'5" x 10'0") Another bright dual aspect room with uPVC double glazed window to rear and side aspects, cupboard housing water tank, TV point, fitted wardrobe.

KITCHEN: 3.76m x 2.39m (12'4" x 7'10") Fitted with patterned worktops, pine fronted cupboards and drawer units beneath, single drainer sink unit, gas cooker point, larder cupboard and further shelved storage cupboard, radiator, electric fuse box and meter, uPVC double glazed window to rear aspect, part glazed door with patterned glass to:

SMALL REAR BALCONY: With outlook over the gardens, access to beautiful storage cupboard with light and power connected.

SHOWER ROOM/WC: 2.24m x 1.45m (7'4" x 4'9") Fitted with double width shower cubicle housing Mira shower unit, sliding splash screen doors, vanity wash hand basin, WC, radiator, uPVC double glazed window with patterned glass, extractor fan.

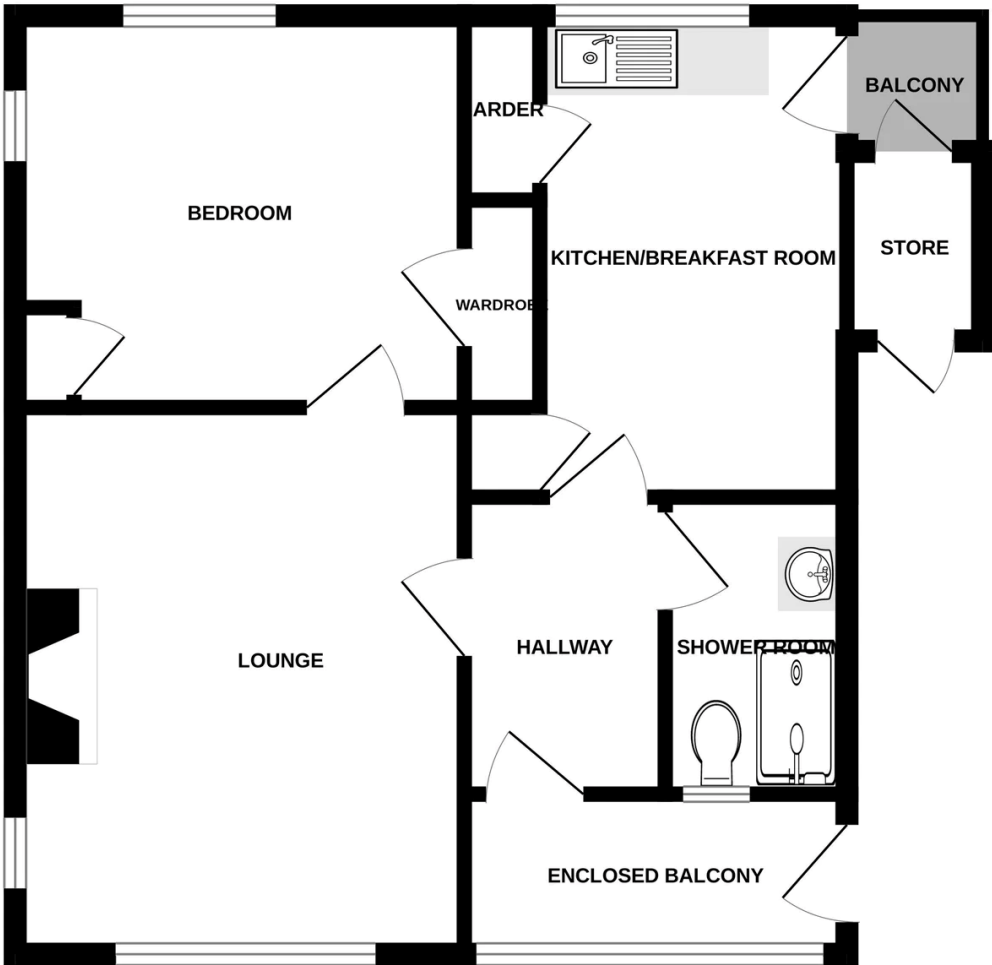
OUTSIDE: Outside the property benefits from an area of lawned garden close by.

TENURE & SERVICE CHARGE: The property is leasehold – the length of lease is to be confirmed. Ground Rent: £10 per annum.

AGENTS NOTE: This property has an East Devon Council occupancy restriction (Section 157).

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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