



£200,000

Flat 2, 51a High Street, Budleigh Salterton, Devon, EX9 6LE



Newly converted spacious second floor apartment, presented to a very high standard throughout on Budleigh High Street.

- **Sitting Room**
- **Kitchen/Dining Room with built-in appliances**
- **Double bedroom**
- **Shower Room with underfloor heating**
- **Double Glazing**
- **No Chain**

DESCRIPTION This newly converted second-floor apartment is located on Budleigh High Street and has been finished to a very high standard throughout. Offered with no onward chain, it provides a stylish, low-maintenance home in a convenient town-centre location.

The accommodation is particularly spacious for a one-bedroom apartment and comprises a bright and comfortable sitting room, a contemporary kitchen/dining room fitted with a range of built-in appliances, a generous double bedroom, and a modern shower room featuring underfloor heating for added comfort. The property also benefits from double glazing throughout, helping to ensure energy efficiency and year-round comfort.

A major advantage of this property is its solar array and battery storage system, enabling the building to generate a substantial proportion of its own electricity. This innovative, future-proofed feature helps keep utility costs remarkably low while reducing environmental impact.

Investment Opportunity: The newly converted two-bedroom flat directly below (on the first floor) is also being sold by the same owner. Purchasing both properties presents an outstanding investment opportunity, offering highly desirable, energy-efficient holiday or residential lets in the heart of Budleigh. Offered to the market with no onward chain, this beautifully finished and energy-efficient apartment is an excellent prospect for first-time buyers, downsizers, or investors seeking a spacious home in a prime town-centre location.

LOCATION: Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty. The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).

The accommodation comprises (all measurements are approximate):-

ENTRANCE Communal entrance door with buzzer entry system. Stairs lead up to the second floor.

SECOND FLOOR

Private entrance door to the apartment.

HALLWAY Doors lead off to...

KITCHEN/DINING ROOM 14' 6" (4.42m) x 13' 6" (4.11m):

Kitchen comprises composite worktop surfaces with full matching up stands. Under counter white sink with groove composite drainer and brass mixer tap. Inset Haier induction hob. Cupboards and drawers under with integrated dishwasher and washer dryer. Built in Haier oven. Built-in fridge, freezer and further storage. Wall mounted cupboards with led under lighting. Double glazed window to the rear. Electric radiator. LED lights throughout. Laminate wood flooring. Opening through to...

SITTING ROOM 14' (4.27m) x 13' 6" (4.11m):

Double glazed Oriel style window to the front. Electric radiator. Hatch to roof.

BEDROOM 13' 4" (4.06m) x 11' 7" (3.53m):

Double glazed Oriel style window to the front. Electric radiator.

SHOWER ROOM 9' 10" (3.00m) x 5' 1" (1.55m):

Modern white suite comprising large double shower cubicle with sliding glass screen and built-in twin headed shower unit in full tiled surround. Low level WC. Wall hung Duravit wash hand basin with cupboard under and mixer tap. Walls in full continuing tiled surround. Tiled floor with underfloor heating. Opaque double glazed window to the rear. Back-lit LED courtesy mirror. Chrome rung radiator. Extractor fan. Downlighters.



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

COUNCIL TAX: To be confirmed

TENURE Leasehold. New 999 Year Lease with a 1/3 share of Freehold.

SERVICE CHARGE: To be set

WHAT3WORDS: ///flopped.hatter.superhero



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
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Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

