



£395,000

Flat 1, Little Knowle Court, 32 Little Knowle, Budleigh Salterton, Devon, EX9 6QS





Spacious 3 bedroom ground floor apartment with panoramic views across the Knowle Valley, in a highly sought-after development of just six apartments, approximately 0.5 miles from the town centre.

- **Modern fitted kitchen**
- **Large 26ft Sitting / Dining room with balcony access**
- **3 Bedrooms - Two with built-in wardrobes**
- **Modern shower room**
- **Separate WC**
- **Large south-facing balcony**
- **Double glazing & Gas central heating**
- **Private garage with electric up-and-over door**
- **Beautifully maintained communal gardens and visitor parking**

DESCRIPTION: A spacious and beautifully presented three-bedroom ground floor apartment, enjoying panoramic countryside views across the Knowle Valley towards Budleigh Salterton. Set within the highly sought-after Little Knowle Court, an intimate development of just six apartments, the property is situated in a peaceful residential setting approximately half a mile from the town centre.

The apartment has been modernised to a good standard and offers light and spacious accommodation, with a generous sitting/dining room opening onto a large south-facing balcony, an ideal spot to enjoy the far-reaching views.

The accommodation comprises a welcoming entrance hallway, modern fitted kitchen with quartz worktops and integrated appliances, substantial sitting/dining room, three well-proportioned bedrooms, modern shower room and separate WC. The principal bedroom also benefits from direct access to the balcony.

Further benefits include gas central heating, double glazing, neutral decoration throughout, excellent storage and a garage with electric up-and-over door, light and power. Outside, there are beautifully maintained communal landscaped gardens and additional visitor parking.

LOCATION: The property is ideally situated approximately half a mile from the town centre, within a peaceful residential area and close to the beautiful East Devon countryside.

The nearby town centre offers a good range of shops, restaurants, public houses and everyday amenities, together with a health centre and attractive pebbled beach.

Sporting and leisure facilities include bowls, tennis and croquet clubs, while East Devon Golf Club is also close by, offering one of the finest courses in the Westcountry. The town is well served by a variety of clubs and societies, with popular literary and music festivals held throughout the year. Further shopping, leisure and coastal amenities can be found in the nearby towns of Exmouth and Sidmouth. For commuters, the M5 motorway at Junction 30 is approximately 8 miles away, with the Cathedral City of Exeter a further 4 miles.

The accommodation comprises (all measurements are approximate):-

Communal entrance door to the...

COMMUNAL ENTRANCE HALLWAY. From here there is a private entrance door to the apartment.

HALLWAY. Built-in double wardrobe with cupboards above. Wood effect flooring. Radiator. Coved ceiling. Door to the sitting / dining room and opening through to the...

KITCHEN 15' 1" (4.60m) x 9' 9" (2.97m): Modern fitted kitchen comprising quartz worktop surfaces with matching upstands and tiled splashbacks. Rangemaster double bowl Belfast sink with mixer tap. Bosch ceramic induction hob. Painted grey shaker-

style cupboards and drawers under with built-in oven and microwave. Space for dishwasher, washing machine, drier and fridge freezer. Matching wall mounted cupboards with underlighting. Stainless steel and glass cooker hood. Behind the hob is a glass splashback. Two glass fronted display cabinets. Downlighters. Radiator. Double glazed window to side. From here there is an opening through to the...

SITTING / DINING ROOM 26' 6" (8.08m) x 15' 8" (4.78m):

DINING AREA: Coved ceiling. Radiator. Door back to the hallway and door to inner hall. This leads through to the...

SITTING AREA: Large double glazed window to the front of the property overlooking Little Knowle. Radiator. Double glazed door leading out onto the...

BALCONY 13' 4" (4.06m) x 5' 4" (1.63m): Facing in a Southerly direction with a tiled floor.

INNER HALLWAY. Coved ceiling. Built-in wardrobe with shelf above. Solid wood doors lead off to...

BEDROOM 1 13' 4" (4.06m) x 11' 1" (3.38m): Double glazed window to front and double glazed door leading out onto the balcony, again with views over Little Knowle. Built-in double wardrobe with storage above. Coved ceiling. Radiator.



BEDROOM 2 11' (3.35m) x 9' 6" (2.90m): Double glazed window to rear. Range of fitted wardrobe along one wall. Radiator. Coved ceiling.

BEDROOM 3 9' 9" (2.97m) x 9' 6" (2.90m): Double glazed window to rear. Coved ceiling. Radiator.

SHOWER ROOM 10' 3" (3.12m) x 6' 9" (2.06m): Very modern white suite comprising enclosed flush low level W.C. Wash hand basin with mixer tap and storage under. Double walk-in shower with built-in shower controls and a large glass screen. Walls in full tiled surround. White runged radiator. Tiled floor. Fitted vanity mirror with magnifying mirror, all of which is back-lit. Built-in linen cupboard with shelving.

SEPARATE W.C. White suite with enclosed flush low level W.C. Wash hand basin in tiled splashback. Radiator. Wood effect flooring. Extractor fan.

OUTSIDE: Little Knowle Court is set within peaceful and well-maintained communal grounds, featuring attractive shaped lawns, colourful flower beds and a variety of established shrubs and trees. A sweeping driveway provides access to the property, garage and additional visitor parking. To the rear is a further good-sized communal garden with a paved terrace, sloping lawn and established planting, providing a pleasant and relaxing outdoor space.

GARAGE: Flat 1 benefits from the left-hand side of a double garage, fitted with an electric up-and-over door, together with light and power.

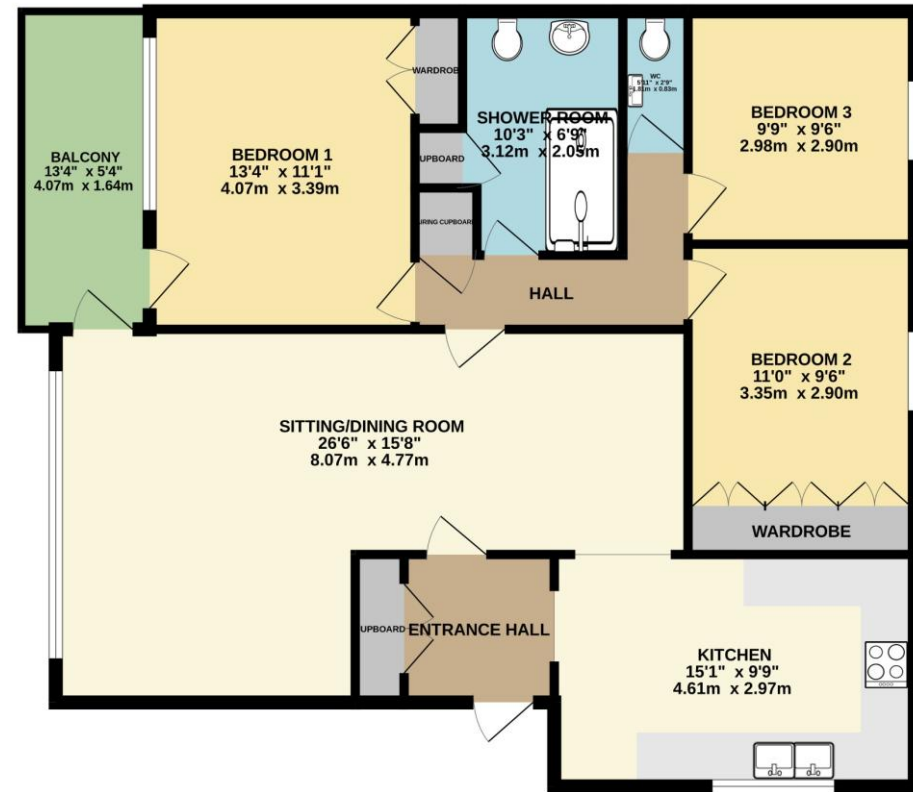
TENURE: 189 years from 1974 - 137 years remaining on lease. Maintenance Charge - £1703 per annum. No ground rent.

Lease Restrictions: No pets, no holiday lets.

COUNCIL TAX BAND: Band E- £3137.37

WHAT3WORDS: ///bookshelf.gears.piper

GROUND FLOOR
1045 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.0 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 as to their operability or efficiency can be given.
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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

