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*Flat 2, 14, Station Road, Budleigh Salterton,
Devon, EX9 6RW*



SOUTHGATE
— ESTATES —

£265,000





Flat 2, 14, Station Road

A charming two bedroom flat featuring stunning views across the park, situated in the highly sought-after coastal town of Budleigh Salterton. The property enjoys well-proportioned accommodation throughout, and a delightful garden to the front providing a pleasant outdoor space to enjoy views of the park and watch the world go by. The internal accommodation briefly comprises an entrance vestibule leading from the communal hallway, with stairs rising to the first floor landing, opening through to a spacious living room, a separate kitchen, two generous double bedrooms and a bathroom. The layout offers a practical and comfortable arrangement, well-suited to a range of buyers.



The park opposite is a particular highlight of the location, hosting Budleigh's annual literary festival, a well-regarded local event that brings a vibrant yet relaxed atmosphere to the area. The property is ideally located within Budleigh Salterton, a popular seaside town on the Jurassic Coast. The town centre is within easy reach, offering a range of independent shops, cafes and restaurants, along with the picturesque beach and coastal walks. The nearby towns of Sidmouth, Exmouth and Exeter provide further amenities, transport links and leisure facilities.

Additionally, the flat benefits from a loft space which covers the footprint of the flat which could be considered for conversion subject to the necessary planning consents.



Accommodation The front door opens into an entrance vestibule with stairs rising to the first floor landing, where access is provided to all principal rooms. and a built-in cupboard houses the Heatrae Sadia unit. The living room is a particularly impressive reception room, enhanced by a large bay window and a further window to the front aspect which draws in an abundance of natural light and enjoys views across the park, creating a bright and inviting space, with a feature fireplace. The kitchen is fitted with a range of wall and base units with worktops over, incorporating a 1.5 bowl sink and drainer, along with an oven with an electric hob and extractor hood over, as well as space for further freestanding appliances. A frosted window faces the side aspect. The principal bedroom is a good-sized double room, offering built-in storage and a window to the rear aspect. The second bedroom is a further well-proportioned double room complemented by a cast-iron fireplace and a built-in cupboard to the alcove. A door leads directly out to the terrace at the rear and a window offers ample natural light. Lastly, the bathroom comprises a three-piece suite including a bath with shower over, a wash basin and a WC, along with a frosted window to the side aspect.

Outside To the front of the property is a lovely garden, providing an attractive outdoor space, with a path leading to the communal entrance. Additionally, to the rear of the flat is a terrace opening directly out from the second bedroom, featuring a bespoke wooden pergola recently added, offering a private and sheltered seating area perfect for enjoying the morning sunny aspect.

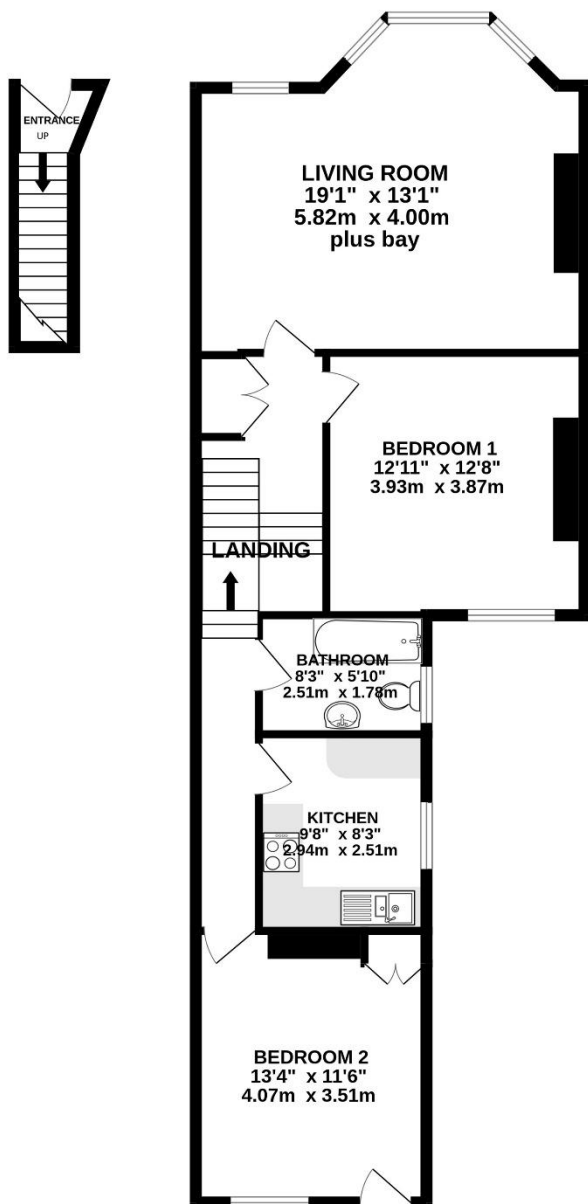
Property Information Tenure: Freehold (any maintenance is split 50:50 between this flat and the flat below as and when required). Council Tax Band: C.

- *First Floor Flat*
- *Short Walk to Seafront*
- *Views of Park*
- *2 Double Bedrooms*
- *Attractive Front Garden*
- *Close to Town Centre*
- *No Onward Chain*



GROUND FLOOR
40 sq. ft. (3.7 sq. m.) approx.

FIRST FLOOR
829 sq. ft. (77.0 sq. m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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