



£240,000

Flat 1, 51A High Street, Budleigh Salterton, Devon, EX9 6LE



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

- **Sitting/Dining Room with bay window**
- **Kitchen Breakfast Room with built-in appliances**
- **2 Bedrooms**
- **Contemporary Bathroom with underfloor heating**
- **Convenient High Street location**
- **Walking distance of the seafront**
- **No Chain**

DESCRIPTION

Presented to an exceptionally high standard throughout, this newly converted first-floor, two-bedroom apartment offers stylish and contemporary accommodation in a convenient High Street location, just a short walk from the beautiful Budleigh Seafront.

The property features a bright and spacious sitting/dining room with an attractive bay window, creating a light-filled living space ideal for both relaxing and entertaining. The well-appointed kitchen/breakfast room is fitted with a range of built-in appliances and provides ample space for informal dining. There are two comfortable bedrooms, together with a modern bathroom benefiting from underfloor heating for added comfort.

A major advantage of this property is its solar array and battery storage system, meaning the flats create a substantial amount of their own energy, keeping utility costs remarkably low.

Investment Opportunity: The newly converted one-bedroom flat directly above (on the second floor) is also being sold by the same owner. Buying the pair offers an outstanding, future-proofed opportunity for investors looking for highly desirable, energy-efficient holiday or residential lets in the heart of Budleigh.

Offered to the market with no onward chain, this beautifully finished apartment is an excellent prospect for first-time buyers, downsizers, or investors.

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 to...

COMMUNAL HALLWAY Stairs leading up to the first floor. Private entrance door to the apartment.

HALLWAY. Dimplex Wi-Fi controlled electric radiator. Large built-in airing cupboard housing the hot water cylinder. Further built-in storage cupboard. Downlighters. Doors lead off to...

SITTING ROOM 15' (4.57m) x 13' 7" (4.14m):

Sash bay window to the front and further sash bay window to the front. Dimplex Wi-Fi controlled electric radiator. Downlighters.

BEDROOM 1 11' 8" (3.56m) x 10' (3.05m):

Sash window to the front. Wi-Fi controlled Dimplex electric radiator.

BEDROOM 2 10' 2" (3.10m) x 8' 5" (2.57m):

Double glazed window to the rear. Wi-Fi controlled electric radiator.

KITCHEN /BREAKFAST ROOM 10' 6" (3.20m) x 18' 10" (5.74m):

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. Tiled floor with underfloor heating. Downlighters



FIRST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

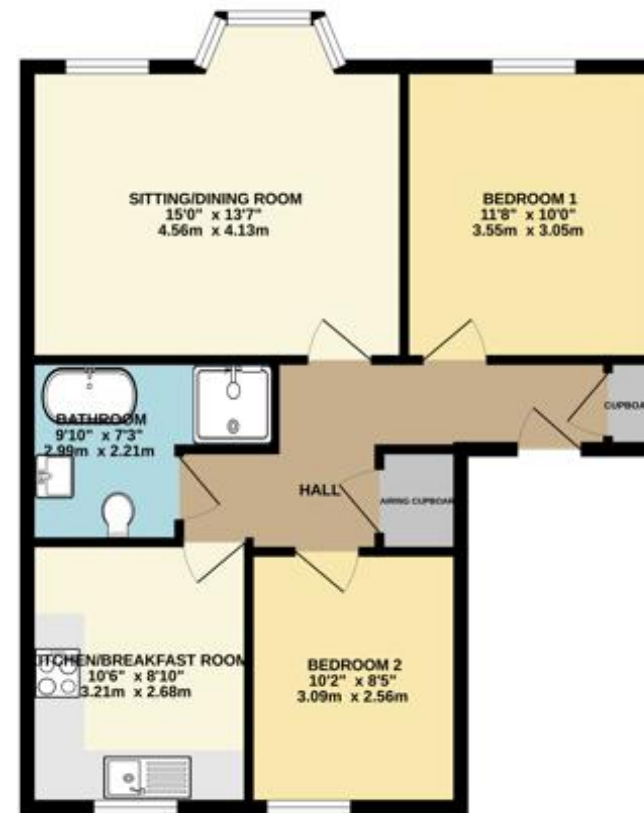
BATHROOM 9' 10" (3.00m) x 7' 3" (2.21m):
Duravit double ended bath with mixer shower tap. Walk-in shower cubicle with sliding glass screen in full tiled surround with twin-headed shower. Wall hung wash hand basin with mixer tap with cupboards under. Wall hung enclosed flush low level WC. Fully tiled walls and floor with underfloor heating. Chrome rung radiator. Downlighters. Back-lit led vanity mirror. Extractor fan.

COUNCIL TAX: To be confirmed

TENURE Leasehold 999 years 1/3 share of freehold

MAINTENANCE CHARGES: To be set

WHAT3WORDS: /// flopped.hatter.superhero



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, elevations, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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.

