



Grade II Listed NO EPC Required

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The Maisonette, 3 Hillcroft, 4 Fore  
Street Hill, Budleigh Salterton, EX9 6PE

GUIDE PRICE

£165,000

TENURE Leasehold



**A Most Elegant First And Second Floor Maisonette Forming Part Of A Charming Grade II Listed Property In A Desirable Location Close To The Town Centre And Sea Front, Offered For Sale With No Ongoing Chain**

Spacious Lounge/Dining Room \* Kitchen/Breakfast Room \* Double Bedroom  
Spacious Bathroom/Wc \* Ideal Permanent Or Holiday Retreat

**The Maisonette, 3 Hillcroft, 4 Fore Street Hill, Budleigh Salterton, EX9 6PE**

**THE ACCOMMODATION COMPRISES:** Communal entrance and stairs rising to the FIRST FLOOR. Own private front door with patterned glass giving access to the:

**RECEPTION HALL:** With stairs rising to the upper floor; feature wall arches; smoke detector.

**LOUNGE/DINING ROOM:** 14' 11" (4.55m) x 12' 11" (3.94m) overall measurement. A most elegant room with two sash windows both overlooking the front aspect; television point; radiator; picture rail; coved ceiling; recess ceiling spotlighting.

**KITCHEN/BREAKFAST ROOM:** 12' 5" (3.78m) x 11' 8" (3.56m) measurement excluding window recess which is fitted with a sash window. A stylish kitchen fitted with a range of work top surfaces; base cupboards, integrated washing machine, fridge / freezer and dishwasher beneath work top surfaces; inset stainless steel circular sink unit with hose style mixer tap over; inset electric hob with built-in oven below; cupboard housing the gas boiler providing domestic hot water and central heating; wall mounted electric consumer unit; radiator; smoke detector; ceiling spotlighting. From the reception hall a staircase rises to the:

**SECOND FLOOR LANDING:** With window to rear aspect; recess ceiling spotlighting; fitted floor to ceiling cupboards.

**BEDROOM:** 11' 2" (3.4m) x 11' 1" (3.38m) into wall recess. Sash window to front aspect; radiator.

**BATHROOM/WC:** 9' 6" (2.9m) x 7' 7" (2.31m) A spacious bathroom suite comprising of a bath with antique style mixer tap shower attachment; pedestal wash hand basin with fitted mirror over; WC; radiator; small access to roof space; sash window with patterned glass.

**OUTGOINGS:** The property is held on a 125 year lease, dated from 24<sup>th</sup> September 2022. Maintenance and service charges are on an equal one quarter share. No holiday lets are permitted.

**FLOOR PLAN:**

