



RICHARD BOUD

exp UK

BESPOKE ESTATE AGENT



Palmer Court, Budleigh Salterton, EX9

Budleigh Salterton

Guide Price

£410,000

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

Tucked away in the popular and exclusive Palmer Court development, this lovely three-bedroom terraced home enjoys a quiet, enviable town centre position, just a short walk from Budleigh's shops, cafés, restaurants, doctor's surgery, the library, bus stops and the seafront.

The house offers comfortable, light-filled accommodation throughout, including a welcoming hall, fitted kitchen and a spacious dual-aspect sitting and dining room overlooking the gardens. Upstairs are three good-sized bedrooms and a modern shower room. The property further benefits from gas-fired central heating and uPVC double glazing.

Outside, there are pretty, easy-to-maintain gardens to both the front and rear, along with a useful greenhouse/potting room with space and plumbing for a washing machine. The attractive communal gardens opposite add to the peaceful, green setting. There is a single garage in a block nearby.

Offered with no onward chain, this is a wonderful opportunity to secure a home in this convenient, sought-after location.

#### **SUMMARY OF ACCOMMODATION:**

##### **Ground Floor**

##### **Hall**

**Sitting Room:** 4.8m (15'9") x 3.8m (12'6") into bay window

**Dining Room:** 2.7m (8'10") x 2.4m (7'10")

**Kitchen:** 2.7m (8'10") x 2.4m (7'10")

##### **Cloakroom/WC**

##### **First Floor**

##### **Landing**

**Bedroom 1:** 3.6m (11'10") x 3.6m (11'10")

**Bedroom 2:** 3.6m (11'10") x 3.0m (9'10")

**Bedroom 3:** 2.3m (11'6") x 3.0m (9'10")

**Shower Room/WC:** 2.7m (7'7") x 2.1m (6'11")

**Outside:** Easy to maintain front and rear gardens. Lean to greenhouse. Communal gardens.

Single Garage in a block close by.

#### **AGENTS NOTES:**

**Tenure:** Share of Freehold. 999 year Lease from 1972. Vacant possession on completion.

**Management charge:** £300 per annum for communal areas of Palmer Court

**Council Tax Band:** E (East Devon District Council)

**EPC Rating:** C

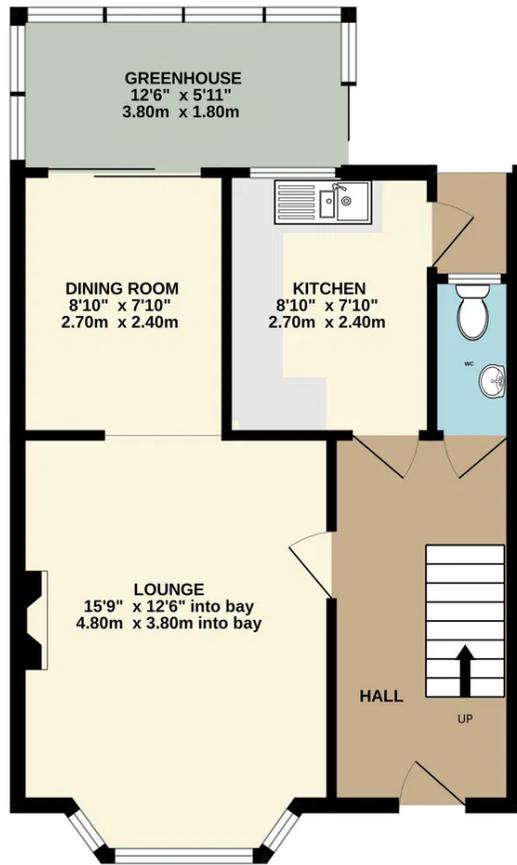
**Services:** Mains electric, gas, & water. Private drainage. Superfast fibre broadband is available



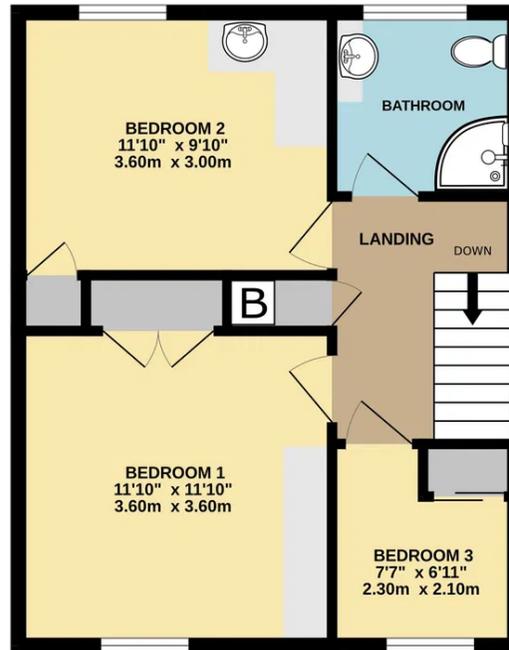


All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

GROUND FLOOR



1ST FLOOR



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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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01395 262637



richard.boud@exp.uk.com