



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 73 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

19 Station Road, Budleigh Salterton,
EX9 6DW

GUIDE PRICE

£190,000

TENURE Freehold



An Extremely Spacious Ground Floor Flat Enjoying A Lovely Open Outlook Over The Green And Situated Only As Short Distance From The Town Centre And Seafont

An Elegant Bay Windowed Lounge * Dining Room * Kitchen * Double Bedroom * Bathroom/Wc * Front And Rear Garden Areas * Gas Central Heating * Double Glazed Windows * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Communal entrance and hallway, own uPVC front door with double glazed pattern window inset to:

RECEPTION HALL: Access to understairs storage cupboard.

SITTING ROOM: 4.8m x 4.27m (15'9" x 14'0") A spacious and elegant room with double glazed bay window overlooking the front aspect enjoying a lovely outlook over The Green, chimney recess housing log burner stove standing on a slate hearth, TV point, picture rail, cornice ceiling, radiator.

DINING ROOM: 4.95m x 3.05m (16'3" x 10'0") including doorway recess. Tiled chimney recess with wooden fire surround, fitted shelving unit in wall recess, radiator, built-in cupboard housing gas Baxi boiler for hot water and central heating, shelving and adjoining storage cupboard, radiator, wood-effect double glazed double doors opening onto the rear garden.

KITCHEN: 3.05m x 2.01m (10'0" x 6'7") Fitted with sink unit with mixer tap, tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath, electric cooker point, solid wood worktop with further cupboards and drawer units and appliance space beneath, wall mounted cupboards, uPVC double glazed wood-effect window.

BEDROOM: 4.01m x 3.51m (13'2" x 11'6") into wall recess. With feature fire surround with tiled hearth and exposed brick chimneybreast, built-in wardrobe with storage cupboard over, picture rail, radiator, double glazed window overlooking the rear garden.

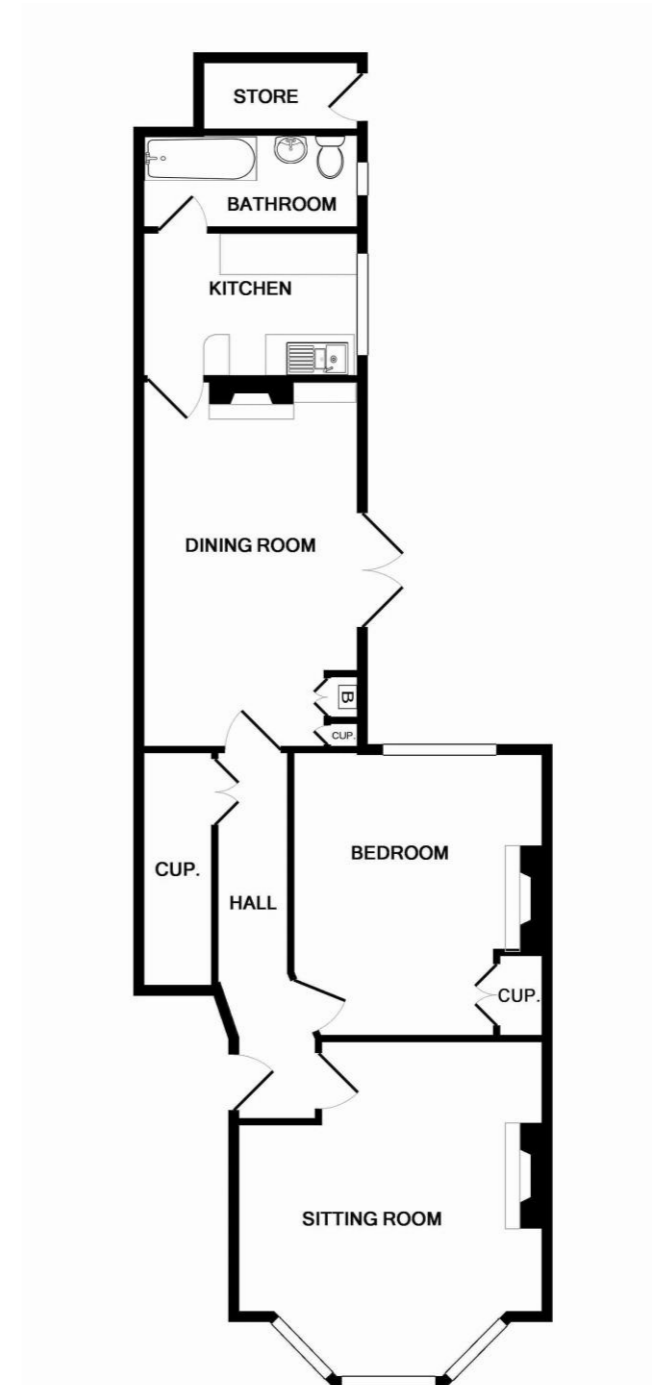
BATHROOM/WC: 3m x 1.32m (9'10" x 4'4") Comprising of bath in tiled surround with shower unit over, pedestal wash hand basin with matching tiled splashback, WC with push button flush, double glazed window with patterned glass, radiator.

OUTSIDE: The apartment owns the front garden, which is attractively planned with patio seating areas and well stocked shrub beds, pedestrian gate, pathway gives access to the front of the property. To the rear of the flat there is an area of garden comprising of shrub beds and pathway. Outside lighting. Access to

GARDEN STORE: 2.21m x 1.02m (7'3" x 3'4") With power and light connected, fitted shelving.

TENURE: The property owns the benefit of the freehold of the whole building with the first floor flat held on a long lease. Maintenance: 50/50 split on an as and when basis.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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