

RICHARD BOUD

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BESPOKE ESTATE AGENT



Lansdowne Road, Budleigh Salterton, EX9

Budleigh Salterton

Guide Price

£280,000 - £290,000

This beautifully presented first-floor flat has undergone a high-specification refurbishment. It is part of an exclusive small development quietly set on the outskirts of town and offers breathtaking countryside views. Lansdowne Road is a highly regarded residential cul-de-sac with lovely coastal walks nearby. It is conveniently situated, with bus stops at the bottom of the road. Budleigh Salterton town centre, with its excellent shops, cafes, and stunning seafront, is only approximately 1.2 miles away.

The interior is tastefully decorated throughout. It features a private first-floor balcony with a lovely westerly aspect overlooking beautifully landscaped communal gardens and the countryside beyond. The flat features two double bedrooms, with the main bedroom currently used as a reception room and study. A superb quality re-fitted kitchen which boasts integrated appliances such as a four-ring induction hob, extractor cooker hood, electric oven, fridge, freezer, and washing machine. A modern shower room suite completes the bathroom facilities. Additional features include gas central heating, underfloor heating in the shower room, and uPVC double glazing.

Residents can also enjoy the beauty and use of the landscaped communal gardens. A single garage is located in a nearby block, and there is a car washing area with a cold tap and a bin store area. There is ample parking available.

Importantly, no onward chain is associated with this property's purchase.

SUMMARY OF ACCOMMODATION:

Ground Floor

Communal Hallway with steps leading to first-floor landing:

First Floor

Private Reception Hall

Lounge/Dining Room Room: 6.2m (20'4") x 3.7m (12'2")

Kitchen/Breakfast Room: 3.3m (10'9") x 2.7m (8'10")

Bedroom 1: 5.3m (17'5") x 3.7m (12'0") overall

Bedroom 2: 3.3m (10'11") x 3.3m (10'11")

ShowerRoom/WC

Outside: Private west-facing balcony. Beautifully landscaped communal gardens.

Single Garage: 5.2m (17'1") x 2.6m (8'6") in a block nearby. Ample visitor parking. Bin store area.

AGENTS NOTES:

Tenure: The owner of this flat owns a 1/6th equal share of the Freehold. The lease is 999 years from 29th September 1970 with no ground rent. Remaining tenure circa. 945 years. Vacant possession on completion. Also, to smooth the way for the purchase, there is no onward chain with the sale.

Management Charges: The costs are currently approximately £1,320 per annum. This includes communal gardening, cleaning, lighting, minor repairs, maintenance and property insurance.

Council Tax Band: D (East Devon District Council).

EPC Rating: C

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

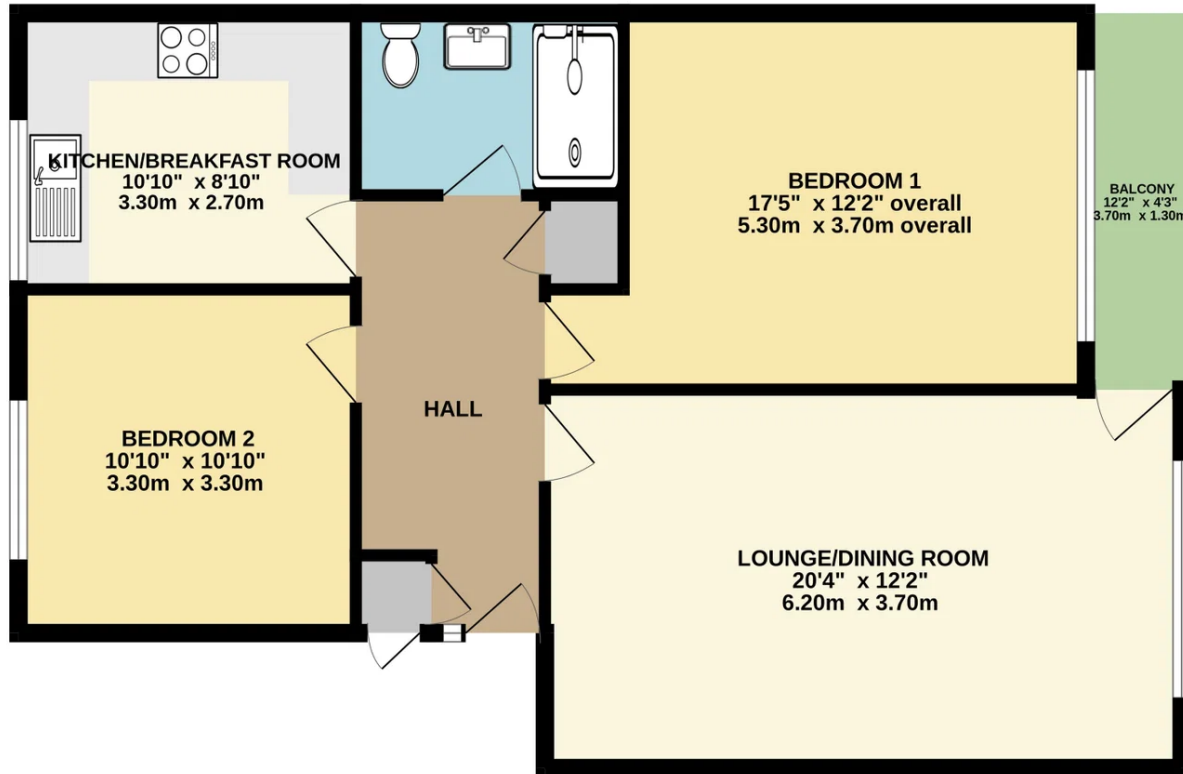
Additional information: No holiday lets or pets are permitted at Lansdowne Court.





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.

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		
(69-80)	C	76	79
(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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