

RICHARD BOUD

exp<sup>UK</sup>

BESPOKE ESTATE AGENT



**3 Meadow Road, Budleigh Salterton, EX9 6JL**

Budleigh Salterton

From

**£140,000**

**THE PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD - PRICE FROM £140,000 PLUS RESERVATION FEE.**

This pleasant, purpose-built, ground-floor two-bedroom flat has a private rear garden and storage building. It is conveniently located about 1/2 mile from the town centre and seafront.

The property is presented in good internal condition, having been recently redecorated. However, the property requires an external decoration, which would be undertaken by the freeholders, with each flat paying a quarter share of the cost.

Benefits include a recently installed Worcester Bosch gas-fired combination boiler to supply domestic hot water and central heating, and uPVC double glazing. The lounge opens to the conservatory with underfloor heating, with pleasant views over the private rear garden. A dual-aspect kitchen overlooks the front, with two double bedrooms and a modern bathroom. The good-sized private rear garden is fully enclosed with a gated entrance laid mainly to lawn. In addition, there is a useful lockable private garden storeroom.

A Devon occupancy restriction applies to this property. Prospective purchasers of this property must comply with Section 157 of the Housing Act 1985, in that they must have lived or worked in Devon, or a combination of the two, for three years immediately before purchase. If there are two purchasers, only one person has to satisfy this requirement.

**SUMMARY OF ACCOMMODATION:**

**Ground Floor:**

**Hall**

**Lounge:** 3.7m (12'2") x 2.4m (7'10")

**Conservatory:** 2.7m (8'10") x 1.9m (7'10")

**Kitchen:** 3.0m (9'10") x 2.5m (8'2")

**Bedroom 1:** 3.2m (10'6") x 2.6m (8'6")

**Bedroom 2:** 3.0m (9'10") x 2.6m (8'6")

**Bathroom/WC**

**Outside:** A path leads to the front door. The private, good-sized, fully enclosed rear garden is laid mainly to lawn. There is also a useful private garden store room. On-road parking

**AGENTS NOTES:**

**Tenure:** Leasehold. Lease Term Years from 19/04/2000 until 11/04/2125. The lease term remaining is 100 years. Vacant possession on completion with no onward chain. *A Devon occupancy restriction applies to this property. Prospective purchasers of this property must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately before purchase. If there are two purchasers, only one person has to satisfy this requirement.*

**Freeholder:** East Devon District Council

**Management Charges:** £224 per annum, ground rent £10 per annum.

**Council Tax Band:** A (East Devon District Council).

**EPC Rating:** C

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

**Declaration:** In accordance with section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The vendor is a relative of Richard Boud Estate Agent.

**AUCTION COMMENTS:**

This property is for sale by Modern Method of Auction, allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

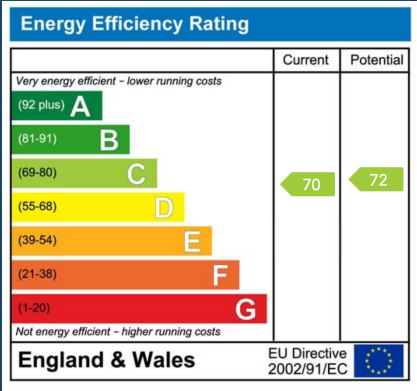
The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





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.



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