



43a High Street, Budleigh Salterton, Devon, EX9 6LE Price £225,000

- A Spacious 3/4 Bedroom First And Second Floor Maisonette • Town Centre Location
- Private Entrance • Sitting Room • Kitchen/Diner • Reception/Bedroom 4 • Two Bathrooms • En Suite Shower Room
- Gas Central Heating • Pleasant Outlook Over Town • Character Features Throughout



Description

A spacious and very well presented maisonette offering a pleasant open outlook over the town. A private entrance and stairs rise to the accommodation which is arranged over two floors and consists of a sitting room, kitchen/dining room, further reception/bedroom 4, spacious bathroom and three bedrooms and a bathroom on the 2nd floor. Gas central heating.

Situation

The property is situated in the centre of Budleigh Salterton town centre, with its good range of shopping facilities, a health centre, churches, library and museum. The Cathedral City of Exeter lies approximately 15 miles to the West, with its expanding International Airport, nearby Junction to M5 Motorway and two mainline railway stations making it ideal for commuting. The area is also well favoured with local schools of a high reputation. Several golf courses are readily accessible, including East Devon at Budleigh Salterton, Sidmouth, Honiton and Woodbury Park towards Exeter.

Accommodation

Private Entrance Lobby

Wall mounted electric meter and consumer unit, stairs rising to first floor accommodation.

Sitting Room 15'5" plus bay x 10'10" (4.7m plus bay x 3.3m)
Feature brick fireplace with wooden surround and mantel, radiator, T.V point, picture rail, attractive bay with wood framed sash windows offering pleasant outlook over the town.

Kitchen/Diner 15'5" x 10'10" (4.7m x 3.3m)
Fitted with a range of base and eye level units, roll edged work surface with inset stainless steel one and a half bowl sink unit with drainer, inset five burner gas hob with extractor hood and light over, integrated electric fan oven below. Space and plumbing for washing machine and dishwasher, integrated fridge and freezer, radiator, space for table and chairs. uPVC double glazed window to rear elevation. Door to walk-in store cupboard with shelves, obscure window and gas boiler serving the central heating and domestic hot water.

Reception/Bedroom Four 10'6" (3.2m) max x 10'2" (3.1m) into chimney recess.
Feature fireplace, T.V point, telephone point, radiator, picture rail, two wood framed sash windows to front elevation. This room would also make an ideal study.

Bathroom 8'6" (2.6m) max x 7'7" (2.31m) max.
Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level W.C. Tiled walls, extractor fan, radiator, two uPVC obscure double glazed windows, door to good sized storage cupboard fitted with slatted shelves.

Stairs rise to the ...

Second Floor Landing

Storage cupboard, ceiling hatch to loft space.

Bedroom One 13'1" (3.99m) max x 8'10" (2.7m) plus recess.
Feature fireplace, radiator, part sloping ceiling, large uPVC double glazed window offering pleasant open outlook to rear elevation. T.V point. Door to ...

En Suite Shower Room 8'2" x 3'3" (2.5m x 1m)
White suite comprising shower cubicle, wash hand basin and low level W.C. Radiator, recessed extractor fan with inset spotlight.

Bedroom Two 15'5" x 11'6" (4.7m x 3.5m)
Feature fireplace, radiator, T.V point, telephone point, wood framed sash windows offering pleasant outlook over the town. Part sloping ceiling.

Bedroom Three 11'2" x 9'6" (3.4m x 2.9m)
Radiator, T.V point, wood framed sash windows enjoying pleasant outlook over the town. Part sloping ceiling.

Bathroom 9'10" x 7'7" (3m x 2.31m)
Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level W.C. Radiator, tiled walls, part sloping ceiling, large uPVC double glazed window offering pleasant open outlook to rear elevation.

Services

Mains Gas, Electricity, Water and Drainage are all connected to this property.

Council Tax

Band C

Local Authority

East Devon District Council, The Knowle, Sidmouth, Devon EX10 8HL Tel 01395 516551

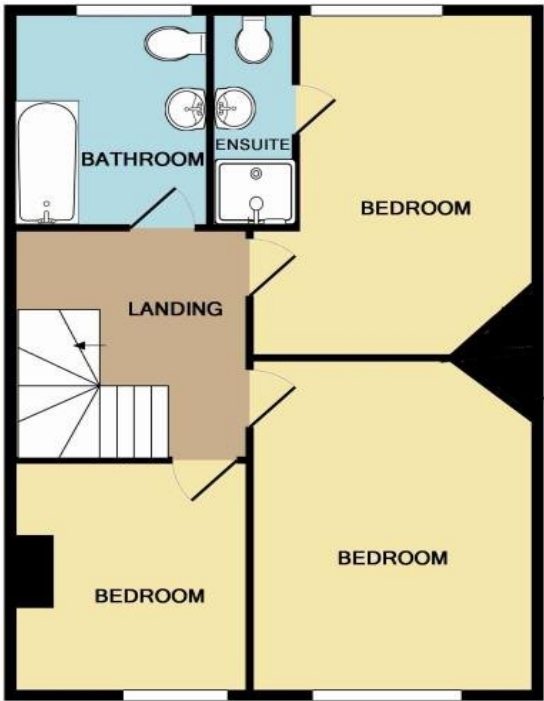
Directions

From Bradleys Budleigh Salterton office proceed up the High Street. Number 43a is on your left hand side opposite the junction to The Lawn and is situated above Jotty's.



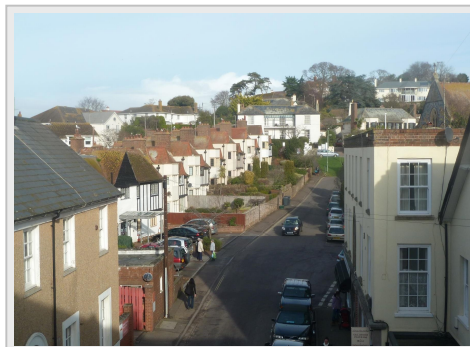
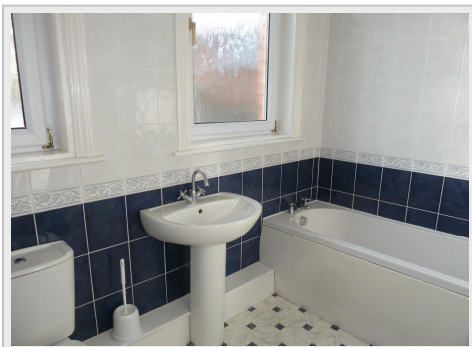
ENTRANCE FLOOR

1ST FLOOR



2ND FLOOR

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Energy Efficiency Rating (EPC):



Viewing Information

Viewing by appointment with the agents;

Bradleys Estate Agents

9 High Street

Budleigh Salterton

Devon

EX9 6LD

Tel: 01395 442201

Property Fact Sheet Ref: [BUS140138.2 \(20/01/2015-DK\)](#)



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