Bradleys
ESTATE AGENTS

Bradleys, the best in the UK, right on your doorstep.

Don't just take our word for it, see what our customers say about us at: www.allagents.co.uk/bradleys-estate-agents

www.bradleys-estate-agents.co.uk

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

9 High Street, Budleigh Salterton, Devon, EX9 6LD
Tel: 01395 442201 Email: budleigh@beagroup.co.uk

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

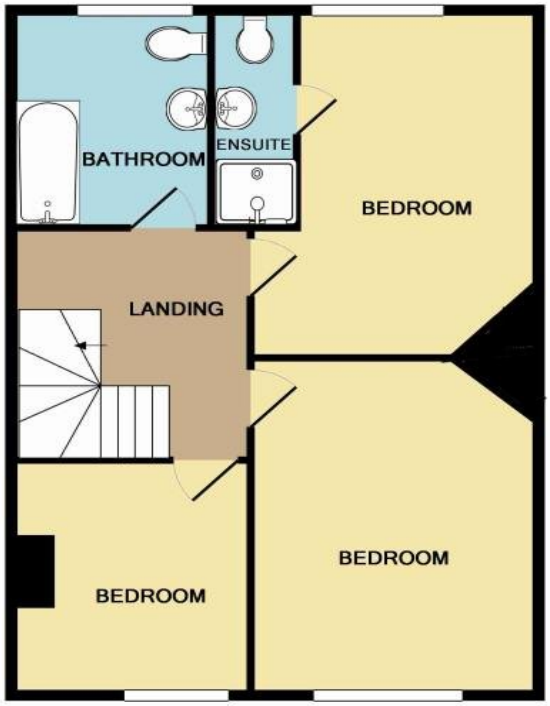
From Bradleys Budleigh Salterton office proceed up the High Street. Number 43a is on your left hand side opposite the junction to The Lawn and is situated above Jotty's.

Floorplan

43a High Street, Budleigh Salterton, Devon, EX9 6LE

ENTRANCE FLOOR

1ST FLOOR



2ND FLOOR

Made with Metropix ©2015

Bradleys
ESTATE AGENTS

Energy Efficiency Rating (EPC):

E

/bradleysgroup

/bradleysgroup

bradleysgroup.blogspot.com

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)

Bradleys
ESTATE AGENTS

www.bradleys-estate-agents.co.uk

INDEPENDENT FINANCIAL ADVICE is available to all clients of Bradleys Estate Agents through Bradleys Financial Management Ltd.
Bradleys Financial Management Ltd. is an Appointed Representative of Sesame Ltd., which is authorised and regulated by the Financial Services Authority.
Bradleys Financial Management Ltd, Bradleys Group Head Office, 7 Stevenstone Road, Exmouth, EX8 2EP Tel: 01395 222370 Email: financial@bradleysifa.co.uk

Bradleys 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 Bradleys 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 Bradleys 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. (6) Where 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. Floorplans made with Metropix ©2007.