



Flat 2 Stoneborough Court  
East Budleigh Road  
Budleigh Salterton  
EX9 6HW

£280,000  
Leasehold

A member of  
 OnTheMarket.com

## In brief...

- A well located purpose built first floor flat with a private balcony
- Bright and spacious accommodation
- Excellent size living room with door to the private balcony and useful outside store
- Modern kitchen/breakfast room with a built in oven and hob
- Two main bedrooms
- Separate dining room/bedroom 3
- Modern shower room and separate wc
- UPVC double glazing and gas central heating
- Mature and well maintained communal gardens
- Garage in a block and visitors car parking area
- Desirable and convenient location
- Extended long lease
- No Chain
- Council Tax Band 'D'. EPC = TBC





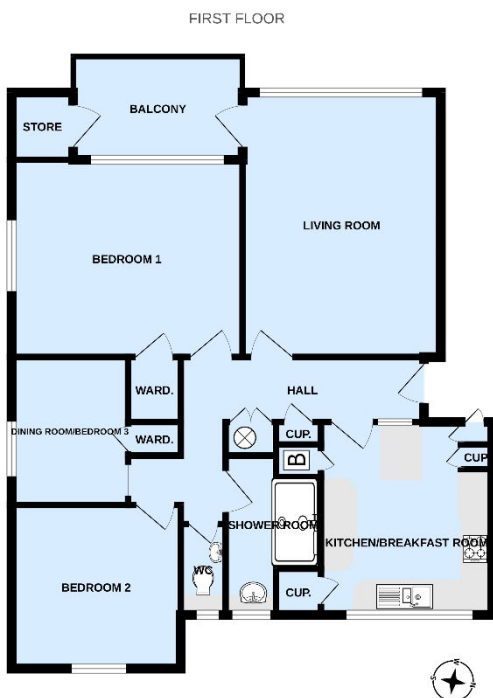
## In more detail...

This flat is on the first floor at the end of a block of similar purpose built properties and has the advantage of its own private balcony with a useful outside store. The balcony enjoys a pleasant outlook to the front over the well maintained and mature communal gardens. The accommodation is both bright and spacious featuring an excellent size living room with a door leading out to the balcony. The remainder of the accommodation offers a modern kitchen/breakfast room with a built in gas hob and fan assisted electric oven beneath, two well proportioned main bedrooms, separate dining room/bedroom 3, modern shower room and separate wc. One or two other points of special mention include UPVC double glazing and gas central heating. Stoneborough Court also enjoys its own communal gardens and grounds which incorporates a visitors car parking area, car cleaning area and bin store. This particular flat has a garage which is located nearby and benefits from a recently extended

long lease. The property is offered for sale with no chain and to avoid disappointment we strongly recommend an early viewing.

## Tenure & Outgoings...

Leasehold: 142 years from 29th September 2012. Peppercorn Ground Rent. Quarterly service charge for the period January 2022 – March 2022 1/18th share = £332.97. Quarterly service charge for period July 2022 – September 2022 1/18th share = £603.15.



While every effort has been made to ensure the accuracy of the floor plan depicted here, the actual dimensions of the property may vary slightly from those shown. This plan is for information purposes only and should not be used as a basis for any contractual obligations. The services, fixtures and appliances shown here are not intended to be given as to their availability or otherwise. Call for more details.

### Room sizes

**Living Room:**  
15' 11" x 11' 11" (4.86m x 3.64m)

**Balcony:**  
10' 3" x 6' 3" (3.12m x 1.90m)

**Kitchen/Breakfast Room:**  
11' 7" x 10' 4" (3.54m x 3.15m)

**Bedroom 1:**  
13' 11" x 11' 11" (4.24m x 3.63m)

**Bedroom 2:**  
10' 2" x 9' 11" (3.10m x 3.02m)

**Dining Room/Bedroom 3:**  
9' 6" x 5' 9" (2.90m x 1.74m) max.  
measurements

**Separate WC:**  
6' 0" x 2' 8" (1.82m x 0.82m)

**Garage:**  
18' 1" x 9' 0" (5.51m x 2.75m)

**Services:**  
All mains services are connected.

### The location...

Stoneborough court is a sought after development of purpose built flats set back off the East Budleigh Road. The town centre and seafront are located within approximately half a mile walking distance and there are nearby local bus routes. This would make an ideal, permanent or holiday home.

### Directions...

From Budleigh Salterton High Street proceed along the seafront which then bears sharp left onto Coastguard Road. At the end of Coastguard Road it bends to the right onto East Budleigh Road and Stoneborough Court will shortly be found on the right hand side.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



As a member of The Experts in Property network, we'll market your property through over 80 member offices across the southwest – and through the new Distinctly Westcountry office in central London.

## More details from...

1 Chapel Street  
EXMOUTH  
Devon EX8 1HR

01395 267777  
exmouth@whittonandlaing.com  
www.whittonandlaing.com

