



1 Council Chambers
Station Road
Budleigh Salterton
EX9 6RN

Guide Price:
£185,000
Shared Freehold

In brief...

- Superb ground floor flat
- Contemporary accommodation located close to the town centre and seafront
- Spacious open-plan living room and kitchen with built-in appliances
- Double bedroom
- Modern shower room/wc
- Communal gardens and grounds
- Allocated car parking space
- Council Tax Band 'A'
- EPC = C





In more detail....

This superb ground floor flat benefits from its own private front door leading into quite a spacious open-plan living room which benefits from feature oak flooring and enjoys a sunny Westerly aspect. The kitchen area is very well appointed with contemporary units and integrated appliances including oven, hob with extractor, a fridge/freezer and washing machine. There is a good sized double bedroom which again enjoys a sunny aspect and benefits from an excellent recently installed wardrobe. Leading off the bedroom is a superb modern shower room which now benefits from a fully tiled double width shower. Outside the property benefits from the use of well maintained communal gardens as well as its own allocated car parking space. The property benefits from gas central heating with an energy efficient condensing boiler having a

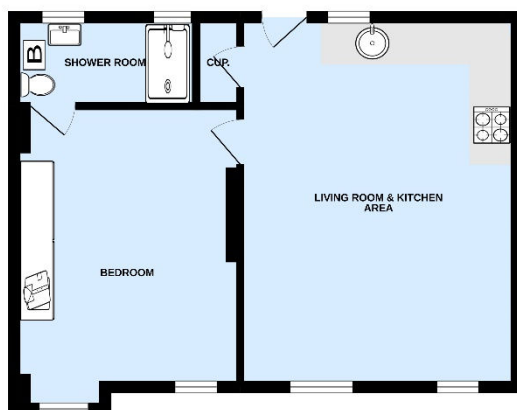
remote Hive system and there are UPVC double glazed sash windows.

Council Chambers occupies a superb location close to Budleigh Salterton town centre within a level walk of the High Street as well as the seafront, beach and bus routes.

Overall this is a beautifully presented property which would make an ideal permanent or holiday home and is now being offered for sale with no onward chain.



GROUND FLOOR



After being asked to view this property, the seller has agreed to provide a copy of the title deeds, which are available for inspection. The seller has also agreed to provide a copy of the title deeds, which are available for inspection. The seller has also agreed to provide a copy of the title deeds, which are available for inspection.



Room sizes

Living Room & Kitchen Area:

17' 7" x 13' 2" (5.36m x 4.02m)

Bedroom:

11' 11" x 10' 9" (3.64m x 3.27m)

Tenure & Outgoings:

The property is on a Shared Freehold and held on a recently created long lease - 157 years from 2010.

Service Charge:

£105 pcm (currently) - 15.25% of the overall service costs of the building; including building insurance, gardening and all communal areas maintenance.

No pets.

Directional Note...

From the top of Budleigh Salterton High Street turn right at the traffic lights into Station Road and Council Chambers will shortly be found on your left hand side. Flat 1 is located to the rear of the building and has its own private entrance.



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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.

More details from...

1 Chapel Street
EXMOUTH
Devon EX8 1HR

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

