



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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24 Bedlands Lane, Budleigh Salterton,  
EX9 6QH

GUIDE PRICE  
**£229,950**  
TENURE Leasehold



A Purpose Built Ground Floor Flat With its Own Good Size And Landscaped Rear Garden With Two Double Bedrooms And Ideally Located Close To Amenities With Stylish Modern Shower Room/WC, Modern Boiler And Double Glazed Windows.

Lounge \* Kitchen \* Two Double Bedrooms \* Stylish Modern Shower Room/Wc \* Own Gardens \* Gas Central Heating Via Modern Boiler \* Double Glazing \* Private Entrance \* Long Lease

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**THE ACCOMMODATION COMPRISES:** Entrance canopy with outside light.  
Private front door to:

**Reception Hall:** Wood Flooring; radiator ; under stairs cupboard; replacement doors to all rooms.

**Lounge:** 3.76m x 3.53m (12'4" x 11'7") A dual aspect room with double glazed windows to front and side aspects; Television point; fitted cupboard in wall recess.

**Kitchen/Breakfast Room:** 3.48m x 3m (11'5" x 9'10") Fitted with a range of worktops with single drainer sink unit, cupboards, drawer units and plumbing for automatic washing machine beneath; Tiled surrounds; space for fridge/freezer; electric cooker point ; large store cupboard also housing the modern gas boiler for hot water and central heating ; double glazed window overlooking rear aspect.

**Bedroom One:** 3.78m x 3.63m (12'5" x 11'11") Plus door Recess . Double glazed window to front aspect; radiator; television point; Wood flooring.

**Bedroom Two:** 3.63m x 2.79m (11'11" x 9'2") Double glazed window to rear aspect; radiator; wood flooring.

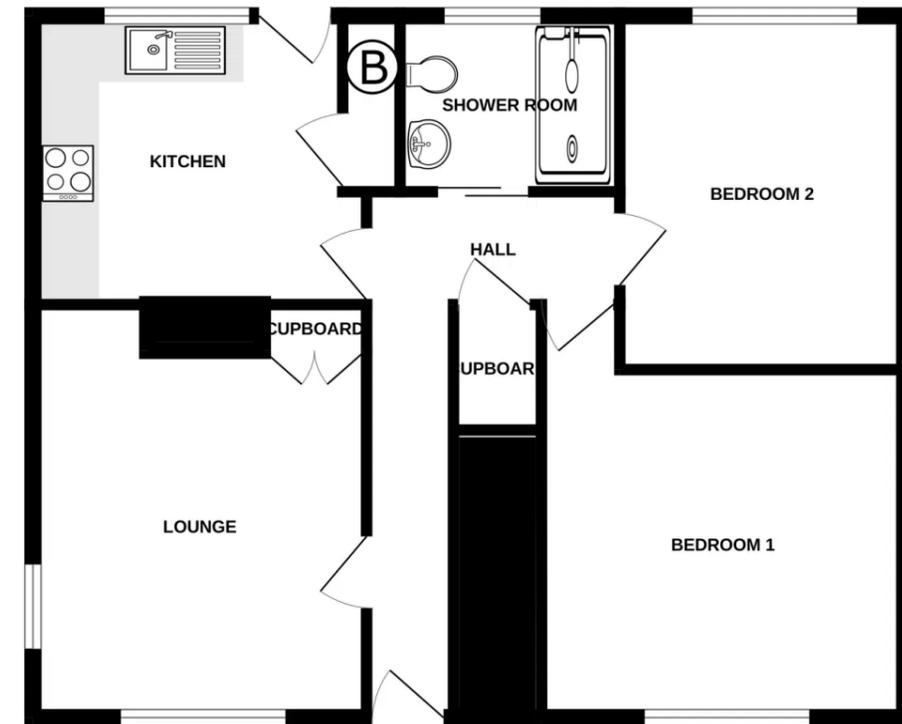
**Shower Room/WC:** 2.46m x 1.52m (8'1" x 5'0") Stylishly fitted with ease of access double width cubicle with rainfall shower head hose and detachable hose, shower splash screen; wash hand basin with cabinet beneath adjoining display surface with WC with concealed cistern and push button flush beneath and mirror over. Tiled floor with underfloor heating ; double glazed window; Chrome heated towel rail.

**Outside:** To the front of the property there is an area of garden with side pathway and gate giving access to the rear of the property. The rear garden has been planned with outside entertaining in mind enjoying a patio sun terrace area , raised decked sun terrace a with further seating area to the rear of the garden. This area is for the sole use of this flat.

**Tenure:** The property is held on a 125 year lease from 2017. Ground rent is £10 per annum. Building Insurance is £109 per annum. Maintenance is on a 1/4 share on an 'as and when' basis. Freeholders are East Devon District Council. The property is subject a section 157 housing act that any purchaser must have lived or worked in the area for a period of time, further information available on request.

FLOOR PLAN:

GROUND FLOOR



Whilst 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.  
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