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Flat 2 Pebble Reach, 1c High Street,
Budleigh Salterton, EX9 6LD

GUIDE PRICE
£125,000
TENURE Leasehold



A Superb Two Bedroom Flat Located In The Heart Of Budleigh Salterton, Which Has Undergone A Programme Of Modernised Refurbishment And Now Provides Excellent Accommodation For Either A Holiday Home Retreat Or A First Time Purchase

Newly Carpets And Newly Decorated Throughout * Brand New Kitchen Refurbished Bathroom Suite * Two Bedrooms * Modern Electric Heating Double Glazed Windows
No Ongoing Chain

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THE ACCOMMODATION COMPRISES: The property is approached by a glazed panelled front door with communal newly carpeted and decorated communal hallway, which serves just two flats. This apartment is approached by its own private front door into:

ENTRANCE LOBBY: With staircase rising to SECOND FLOOR.

LANDING: Spacious galleried style landing with access to roof space, picture rail and doors giving access to all rooms.

LOUNGE: 4.09m x 3.94m (13'5" x 12'11") A bright spacious room with two sets of double glazed to front aspect and newly installed electric wall heater, TV point, telephone point.

KITCHEN: 3.86m x 2.21m (12'8" x 7'3") A brand new kitchen fitted with a range of wood effect worktops with tiled surround, cupboards, plumbing for automatic washing machine beneath, single drainer sink unit with chrome mixer tap, wall mounted cupboards, inset induction hob with build-in oven below, stainless steel chimney style extractor hood over with light, space for upright fridge/freezer, fitted cupboard housing water cylinder, ceiling spotlighting, double glazed window to front aspect.

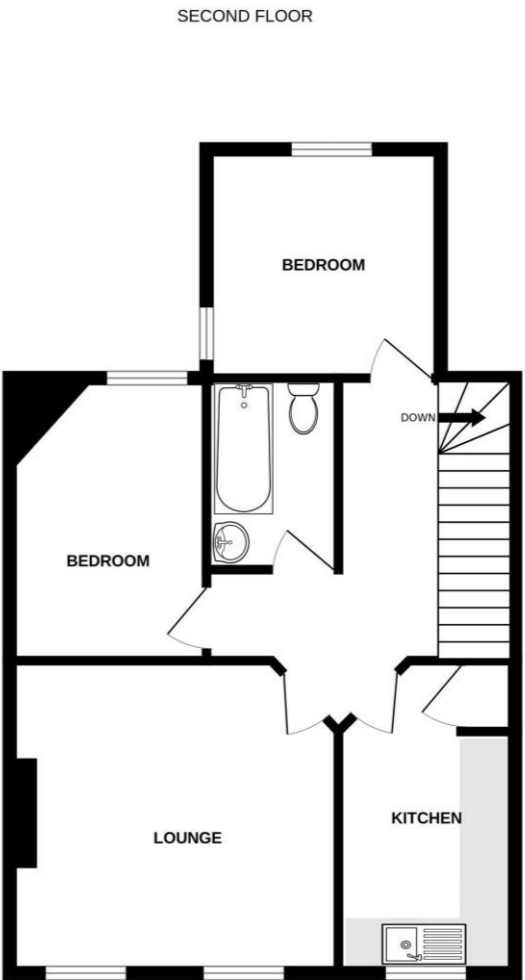
BEDROOM 1: 3.56m x 2.41m (11'8" x 7'11") Double glazed window to rear aspect enjoying an outlook towards the sea, newly fitted electric wall heater, cupboard housing electric meter and consumer unit.

BEDROOM 2: 3m x 2.84m (9'10" x 9'4") Double glazed window with two sets of double glazed windows to side and rear aspects, again gaining views towards the sea, newly installed electric wall heater.

BATHROOM/WC: 2.03m x 1.5m (6'8" x 4'11") Refurbishes and comprising of a bath With bath with shower unit over, shower splash screen and splash back walls, pedestal wash hand basin with mirror over, WC with push button flush, chrome heated towel rail.

TENURE: The property is held on a 199 year lease from 2007.

FLOOR PLAN:



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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