





SITUATION Set on the High Street of Budleigh Salterton this stunning maisonette is perfectly located to enjoy everything Budleigh has to offer, with the beach and town center within easy walking distance.

With a wide range of thriving independent shops and businesses Budleigh Salterton is one of the most sought after towns in the South West. Situated at the mouth of the river Otter where the Estuary provides a haven for migratory birds and is designated a Site of Specific Scientific Interest there are miles of coastal path to explore and excellent leisure facilities to enjoy, such as the 11 lawn Croquet Club, Cricket Club and scenic East Devon Golf Club.

Budleigh enjoys an excellent bus service with routes connecting the local towns and villages to Exeter, while regular trains from the neighbouring town of Exmouth, just 5 miles further around the coast, provide excellent links via rail to Exeter. Exeter Airport is just 12 miles away and offers internal and international flights.



Within 3 miles there is a good selection of popular independent and state schools, including a wide choice of primary schools, all rated 'Good' by Ofsted.

DESCRIPTION A superbly presented three bedroom maisonette which has been recently refurbished to a high standard, yet retains much of the original period charm. This spacious property enjoys an excellent location, right on the High Street and within an easy walk to the beach, perfect for summer BBQ's and a dip in the sea. A fantastic investment as a long term let, Air BnB or home!

ACCOMMODATION The front door opens into a entrance vestibule with a further half glazed door opening into a long hallway, with plenty of space for boots and coats, as well as a cupboard under the stairs providing extra storage.

A flight of steps leads you up to the first floor where you arrive at a central hallway with doors leading through to the Kitchen, Living/Dining Room, Utility and W/C.

The Kitchen is particularly well appointed, with a run of base mounted kitchen units under roll top worktops, including a stainless steel insert sink, gas hob and electric double oven. A large Sash window overlooks the rear of the property and let's in lots of natural light while a stylish breakfast bar is a perfect place to enjoy a morning coffee.

The primary room in the maisonette is the Living/Dining Room. Spanning some 28ft/9M this is a wonderful large room enjoying a sunny aspect over Budleigh High Street. At both ends of the



room are feature fireplaces with matching fire surrounds. The high ceilings and large sash windows flood the room with natural light while there is ample space for a large dining room table and sofa's, making this a perfect entertaining and relaxing space.

Across the hallway is a really useful Utility Room with plumbing for the washing machine and dishwasher and space for a tumble dryer.







The family bathroom is a modern white suite with panel bath and shower over, attractive sash window, pedestal basin and W/C.

Upstairs there are three good sized bedrooms, each with a pretty aspect over the town and built in storage into the eaves and a further W/C and basin.

SERVICES All mains services are connected, mains Gas, Water and Electric.



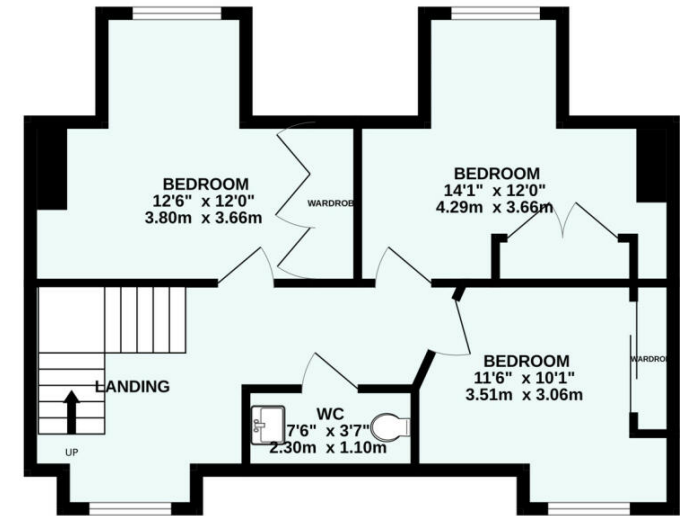
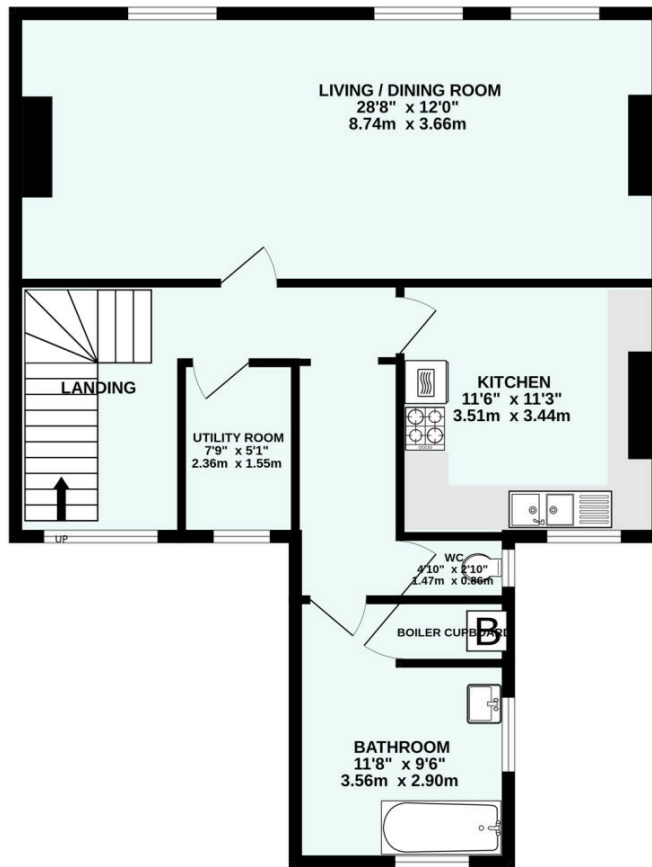
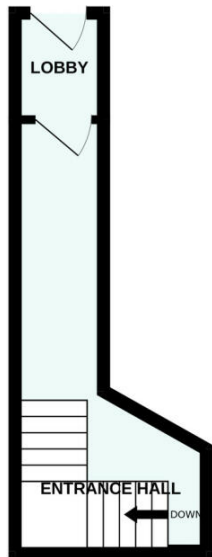
LEASE Leasehold with approximately 960 years remaining. The cost of insuring and maintaining the building is shared on a 50/50, as and when, basis with The Cooperative shop which is underneath.

Ground Rent is £15 PA

Service Charge is £125 PCM

PARKING Permit parking available from East Devon District Council





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10 Southernhay West, Exeter, Devon,
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
01392 905 906

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