

**Price £177,500**

**Flat 1 Lower Cranmere, 35 Station Road, Budleigh Salterton, EX9 6RT**



- 2 Bedroom, Basement Level Flat With A Period Property • Gas Centrally Heated & uPVC Double Glazed
- Good Size Living/Dining Room With Fireplace Feature • Kitchen/Breakfast Room • 2 Bedrooms
- Bathroom With A White Suite • Enclosed Rear Courtyard Garden • Share Of Freehold & Long Lease



Part uPVC obscure glazed front entrance door, leading to:

#### Entrance Hall

Window to side. Radiator. Coved ceiling. Wall mounted coat hooks. Doors leading to the kitchen and:

#### Bathroom

Dual aspect room with obscure glazed windows to both the side and the rear. Modern fitted white suite comprising of a large panelled bath that has a shower attachment above, shower curtain and rail and tiled splash backs to splash prone areas. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

#### Kitchen/Breakfast Room

Dual aspect room with 2 windows to front and a window to rear. Good range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces, tiled splash backs and a matching central island. Inset stainless steel single sink and drainer unit. Space and plumbing for a washing machine. Electric cooker point that has a filter hood above. Vinyl flooring. Space for under the work surface for a fridge and a freezer. Radiator. Space for a breakfast table and chairs. Storage cupboard that houses a wall mounted, gas fired combi boiler and that also has slatted shelving. Further storage cupboard that houses the water meter. Part obscure uPVC double glazed door leading out to the rear courtyard and glazed door leading to:

#### Inner Hallway

Smoke alarm. Doors leading to:

#### Living/Dining Room 19'0" (5.79m) Max x 15'1" (4.6m) Max

A large room that has 2 x windows to the front. 2 x Radiators. Focal point of a painted stone fireplace with to one wall with a wooden mantle and displays above, The electric fire in situ is included within the sale price. Coved ceiling.

#### Bedroom 1 14'1" (4.29m) x 9'0" (2.74m)

Window to rear. Radiator. High level internal windows allowing for borrowed light to the hallway.

#### Bedroom 2 14'0" (4.27m) x 6'11" (2.11m)

2 x Windows to side. Radiator.

#### Externally

#### Rear Courtyard Garden

To the rear of the property is an enclosed and easy to maintain rear courtyard garden that belongs solely to Flat 1. Outside water tap. The property also has a right off way through the garden of Flat 3 to allow for rear access if required.

#### Tenure

The property benefits from a 1/3 share of the FREEHOLD. The property is held on a lease 999 from December 2000. 1/3 share of any maintenance on an "as and when basis". Building insurance contribution is approx £100 per annum.

#### Services

All main services are connected. Council Tax Band B. The property is on a water meter.



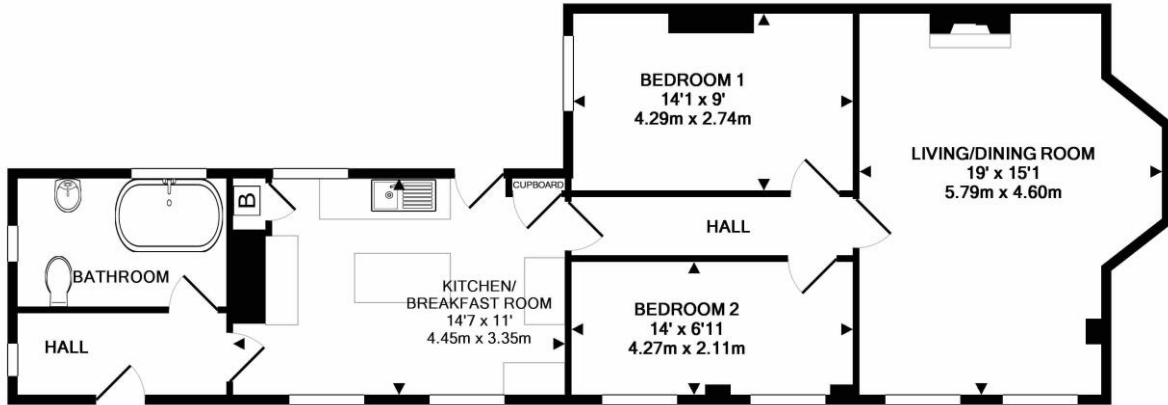


### Mortgage Assistance

We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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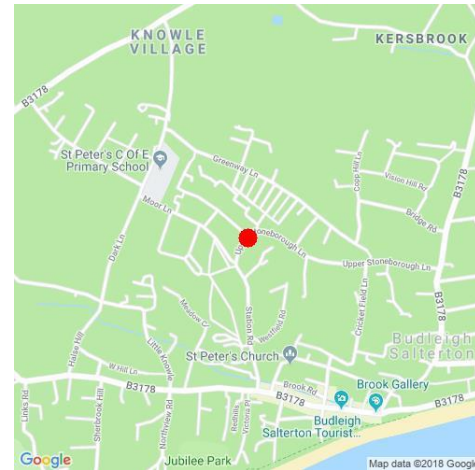
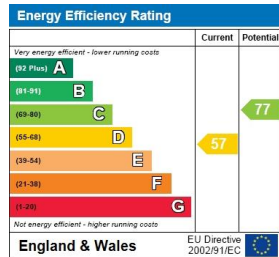


FLAT 1, LOWER CRANMERE, STATION ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Directions

Drive along West Hill Road heading towards Budleigh town centre. At the traffic lights, turn left into Station Road. Continue along this road, bearing right around the bend. The property will be found on the left hand side, on the corner of Clinton Terrace, with the front entrance door located on Clinton Terrace.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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