

Price £139,950

6b Queen Street, Budleigh Salterton, EX9 6LB



- Top Floor Town Centre Flat • Walking Distance Of Seafront • Quirky Accommodation
- Double Glazed Windows • Living Room & Kitchen • 2 Bedrooms & Bathroom
- PP Granted To Extend Accommodation • NO ONWARD CHAIN



Description

An opportunity to acquire this quirky top floor flat that has planning permission granted to extend the property 16/2604/FUL. The property has double glazed windows with the accommodation comprising of living room with views towards The Sea, kitchen, 2 bedrooms and bathroom. Please note there is limited head room to some parts of the rooms. This property would, perhaps, make an ideal investment or holiday home purchase.

Accommodation

The property is approached from Queen Street where an alleyway leads you to wrought iron steps. These then lead up to a terraced area and a uPVC double glazed communal front entrance door.

First Floor

Communal Hallway

Own front entrance door to flat with stair case rising to the second floor.

Second Floor

Landing

Double glazed Velux window to rear. Access to loft space. Smoke alarm. Access to eaves storage. Doors leading to:

Living Room 14'6" (4.42m) x 12'9" (3.89m)

Walk - in, sealed unit double glazed bay window to front gaining views of Budleigh Salterton High Street with The Sea beyond. Part sloped ceiling. TV point. Telephone point. Cupboard housing the trip switch fuse box.

Kitchen 12'8" (3.86m) x 7'11" (2.41m)

Dual aspect having sealed unit, double glazed window to rear and Velux window to side. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below. Space and plumbing for dishwasher and washing machine. Space under work top for appliance. Night storage radiator. Part sloped ceilings. Airing cupboard housing the hot water tank.

Bedroom 1 11'0" (3.35m) x 8'11" (2.72m)

Double glazed Velux window to front. Part sloped ceiling. Built - in double wardrobe. Night storage radiator. Access to eaves storage space.

Bedroom 2 11'5" (3.48m) x 7'3" (2.21m)

Double glazed velux window to rear. Part sloped ceilings. Storage recess. Access to eaves storage.

Bathroom

Double glazed velux window to side. White suite comprising panelled bath with electric shower unit over. Low level WC. Pedestal wash hand basin. Tiled walls. Wall mounted electric heater.

Externally

There is an area of outside space, that being a raised area at the bottom of the external steps.

Tenure

The property is LEASEHOLD. We understand a 125 year lease was granted in 2006. Annual Ground Rent and Buildings Insurance are c. £300





Services

Mains Water, Drainage and Electricity are connected. Council Tax Band B

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

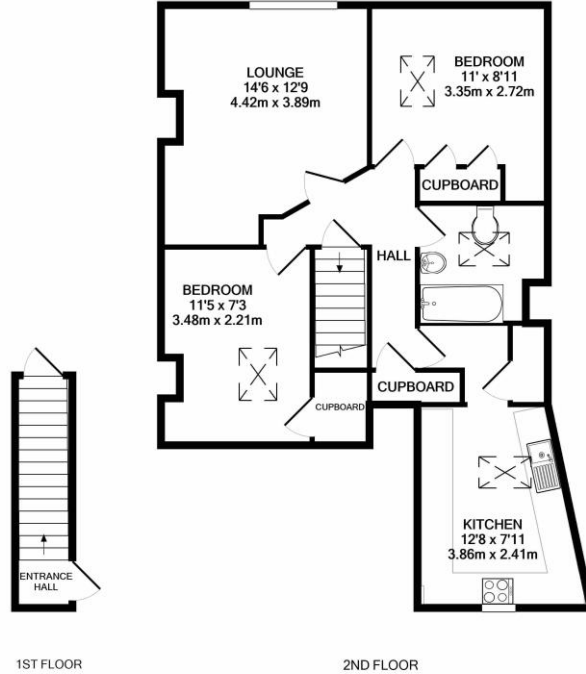
Your home may be repossessed if you do not keep up repayments on your mortgage

Bespoke Mortgage Guidance Ltd is an appointed representative of Quilter Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

These are draft particulars and are awaiting vendors verification





1ST FLOOR

2ND FLOOR

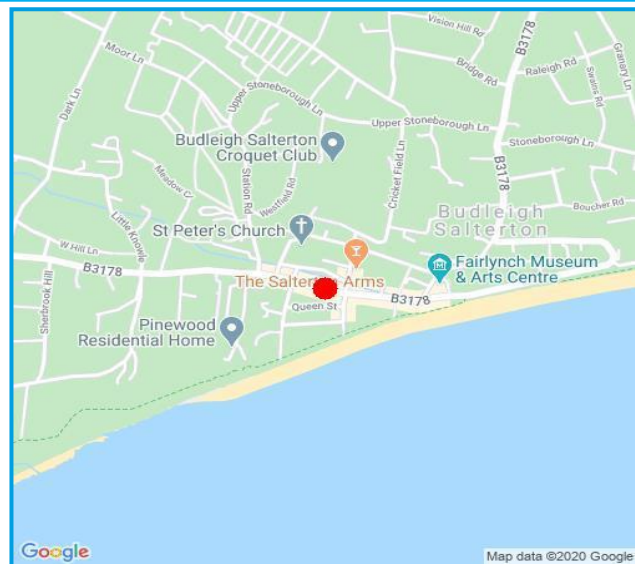
QUEEN STREET, BUDLEIGH SALTERTON

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

From Budleigh Salterton Town Centre, next to The Feathers Public House, Proceed up Cliff Road. Turn left into Queen Street where the alleyway entrance to the flat will be found on the left hand side, two thirds of the way down the road

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p>	
	63
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	18 30
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.