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**123**

23a High Street, Budleigh Salterton, Devon EX9 6LD

GUIDE PRICE **£225,000\***

VACANT RESIDENTIAL

### Description

A well presented refurbished spacious three bedroom Victorian maisonette situated in the ever popular and thriving seaside town of Budleigh Salterton, circa 100 metres from the beach and nature reserve in an Area of Outstanding Natural Beauty. The property has the benefit of a private entrance hall with stairs to the first floor landing, lounge/dining room, kitchen/breakfast room, utility room and bathroom to the first floor, with three bedrooms and WC to the first floor.

### Situated

The ever popular seaside town of Budleigh Salterton is situated on the Jurassic coastline and is a designated site of Special Scientific Interest, with a thriving town centre offering a wide range of bespoke shops, cafes and restaurants, along with educational and recreational facilities catering for all age groups. Budleigh Salterton is readily commutable to Exeter and in turn the M5, with local bus routes to the neighbouring towns and villages and a railway link to Exeter city centre from nearby Exmouth.

### Ground Floor

Private entrance hall with under stairs storage and stairs rising to the first floor.

### First Floor

Landing, lounge/dining room, kitchen/breakfast room, utility room and family bathroom.

### Second Floor

Landing, three bedrooms and WC.

### Viewings

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.



### EPC Rating

D

### Council Tax Band

C

### Lease Details

990 years from 16 September 1982 Ground Rent £15 per annum Service Charge £125 per calendar month Insurance and maintenance of the building is shared 50/50 on an adhoc basis with the Co-Operative shop below.