



£199,950

2 Council Chambers, Station Road, Budleigh Salterton, Devon, EX9 6RN







**Large ground floor apartment within walking distance of the town centre and seafront.**

**Sitting Room. Kitchen.  
2 Double Bedrooms. Bathroom.  
Double Glazing.**

**Private Courtyard Garden. Communal Parking Space.**

**NO CHAIN**

**THE ACCOMMODATION COMPRISES:** Private front door giving access to:

**ENTRANCE:** Feature arched glazed panelled window. Electric meters. Inner door leading to:

**RECEPTION HALL:** uPVC double glazed rear door giving access to private courtyard garden. Wall mounted storage cupboard. Additional coats cupboard.

**SITTING ROOM:**

13' 11" (4.24m) x 13' 3" (4.04m):

A bright dual aspect room with uPVC double glazed window to side aspect, further glazed sash window to front aspect. Television point. Telephone point. Electric radiator.

**KITCHEN:**

13' 6" (4.11m) x 6' 1" (1.85m):

Fitted with a range of patterned work top surfaces with tiled surrounds. Base cupboards, appliance space and plumbing for washing machine and slimline dishwasher beneath work tops. Breakfast bar area with electric radiator beneath. Inset single drainer sink unit with inset four ring electric hob. Matching wall mounted cupboards. Built-in oven with drawer under. Storage space and cupboard over. uPVC double glazed window to side aspect. Door to:

**BEDROOM 1:**

15' 6" (4.72m) x 13' 3" (4.04m):

A good size main bedroom with uPVC double glazed window to rear aspect overlooking the private courtyard. Built-in cupboards and drawer units into the wall recesses.

**BEDROOM 2:**

13' 6" (4.11m) x 9' 6" (2.90m):

uPVC double glazed window with patterned glass to rear aspect. Electric radiator. Built-in cupboard with shelving.

**BATHROOM**

8' 2" (2.49m) x 6' (1.83m):

Comprising bath with hand grips. Shower cubicle with hand rail and shower unit. Wash hand basin. WC. Tiled walls. Wall mounted mirror-fronted cabinet. Electric radiator. Airing cupboard housing water cylinder and slatted shelving. Extractor fan.

**OUTSIDE:** To the rear of the building the flat benefits from its own private courtyard style garden enjoying a sunny aspect and a gate giving access to PARKING AREA. This is a communal parking area.

Council Chambers occupies a superb location close to Budleigh Salterton town centre within a level walk of the High Street as well as the seafront, beach and bus routes. Overall this property would make an ideal permanent or holiday home and is now being offered for sale with **no onward chain**.

**COUNCIL TAX-** Band B £1,800.82

**TENURE-**Leasehold with a share of the freehold.147 years remaining .

**SERVICE CHARGES-**£250.00 per quarter.

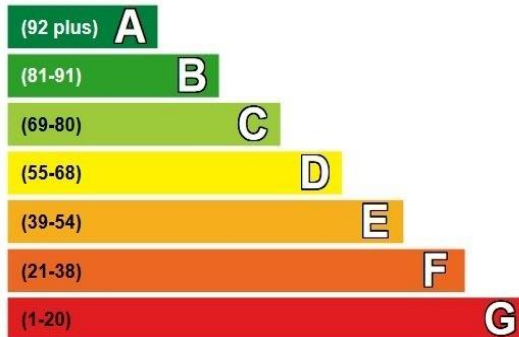
**WHAT3WORDS-**pretty.needed.chill

**DIRECTIONS:** From the top of Budleigh Salterton High Street turn right at the traffic lights into Station Road and Council Chambers will shortly be found on your left hand side.

**NB:** No pets

### Energy Efficiency Rating

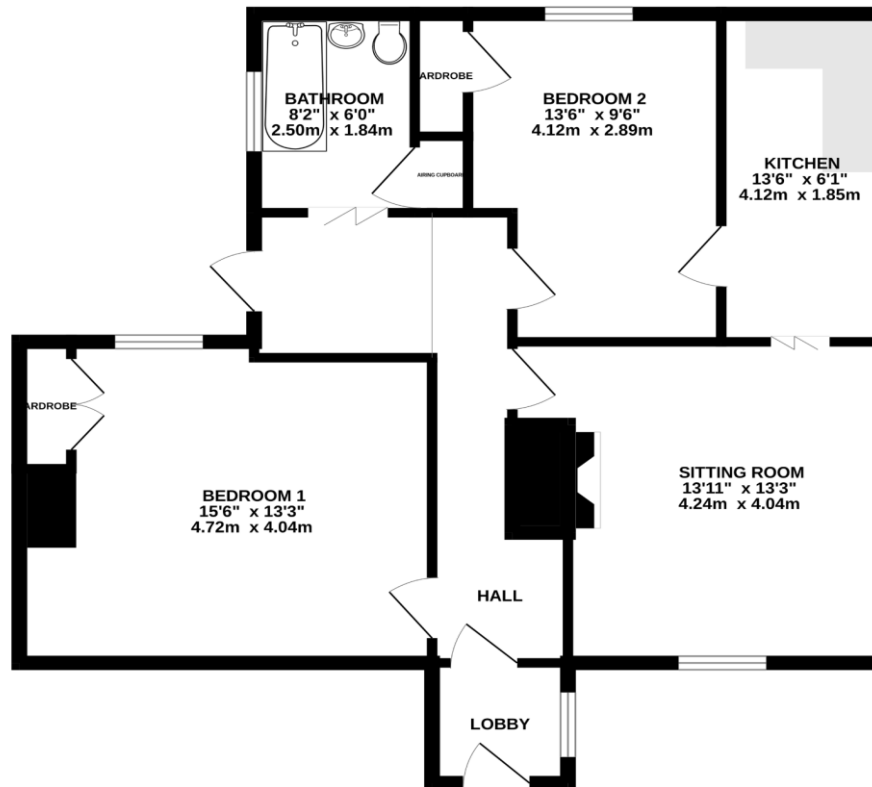
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	75
37	

GROUND FLOOR  
754 sq.ft. (70.0 sq.m.) approx.



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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.