



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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32 Moormead, Budleigh Salterton, EX9 6PZ

PRICE £245,000  
TENURE Leasehold



**A Stunning Ground Floor Purpose Built Flat With Its Own Superb Enclosed Rear Garden Situated In A Popular Location Close To Budleigh Salterton Town Centre**

Bright Beautifully Presented Accommodation • Attractive Lounge With Wood Burner Stove  
• Open Plan Stylish Modern Kitchen / Dining Room • Utility Area • Two Bedrooms • Quality Bathroom Suite • Gas Central Heating • Double Glazed Windows • Viewing Recommended

## 32 Moormead, Budleigh Salterton, Devon, EX9 6PZ

**THE ACCOMMODATION COMPRISES:** Decorative stone pathway leads to the property's own private UPVC front door with patterned glass window inset giving access to:

**RECEPTION HALL:** A fine entrance to the flat with radiator; floor-to-ceiling coats cupboard with clothes rail and shelving; light dimmer switch; doors giving access to all rooms.

**LOUNGE:** 12' 11" x 11' 0" (3.94m x 3.35m) A dual aspect room with UPVC double glazed windows to front and side elevations with wooden blinds; chimney recess housing wood burner stove standing on feature marble hearth; television point; radiator.

**KITCHEN / DINING ROOM:** 18' 6" x 9' 3" (5.64m x 2.82m) maximum narrowing at one end to 6' 9" (2.06m). A bright, spacious and beautifully fitted room fitted with a stylish range of white kitchen units comprising range of maple working surfaces with matching splashbacks; inset stainless steel single drainer one and a quarter bowl sink unit with hose style mixer tap over; range of base cupboard and drawer units including integrated fridge and dishwasher beneath work surfaces; inset four ring gas hob with stainless steel chimney style extractor hood over with light; built-in oven beneath work surface; three wall units at eye-level; television point; UPVC double glazed sliding doors opening onto the property's own rear garden and door opening to:

**UTILITY AREA:** 6' 7" x 6' 3" (2.01m x 1.91m) A very useful area with plumbing for washing machine; space for tumble dryer and upright fridge / freezer; wall mounted shelving units; wall mounted gas fired boiler serving domestic hot water and central heating (less than a year old and can be remotely controlled); UPVC double glazed window.

**BEDROOM ONE:** 12' 11" x 10' 6" (3.94m x 3.2m) UPVC double glazed window to side elevation with wooden blinds and black-out blinds; double and triple floor to ceiling built-in white wardrobes, UPVC double glazed double doors opening onto the flat's own private garden; radiator.

**BEDROOM TWO:** 9' 7" x 8' 5" (2.92m x 2.57m) UPVC double glazed window with wooden blinds and black-out blinds to side elevation; radiator.

**BATHROOM / WC:** Fitted with a modern stylish suite comprising bath with shower unit over with fixed and attachable shower head and hose, shower curtain and rail; pedestal wash hand basin; WC with push button flush; chrome heated towel rail with individual thermostat control; fully tiled walls; UPVC double glazed window.

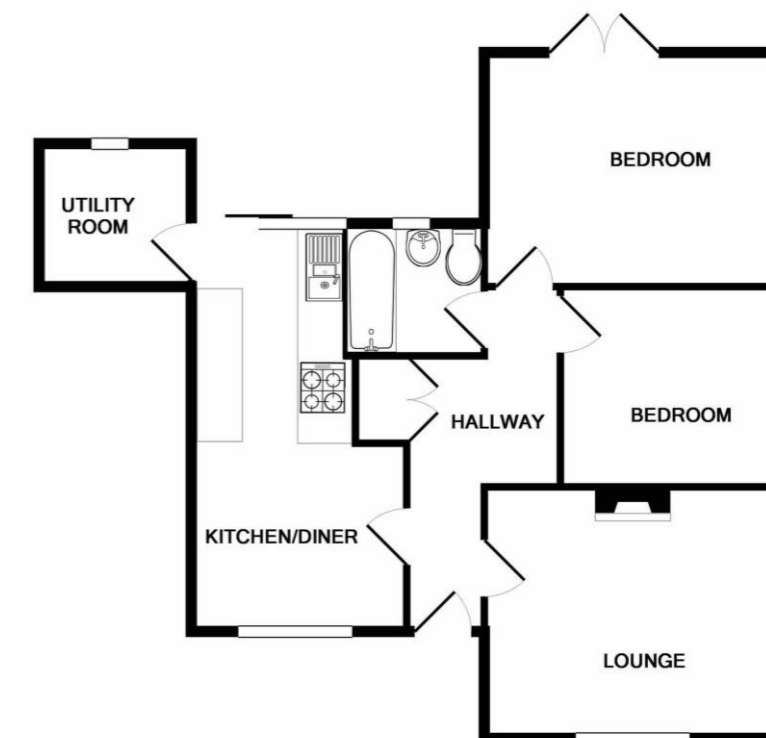
**OUTSIDE:** To the front of the property is an attractive decorative garden area with matching path leading to the property. A side decorative stone pathway with gate gives access to the flat's own private generously sized rear garden which is mainly laid to lawn with patio hard-standing area where a substantial timber workshop stands; garden shed; wood store, timber shed with power and lighting; raised shrub beds and decorative stone patio area ideal for al-fresco dining; outside cold water tap.

**AGENTS NOTE:** Prospective purchasers of this property must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase. If there are two purchasers, only one person has to satisfy this requirement. (It may be possible for key workers or close relatives out of the area to purchase the property with the right requirements.)

**TENURE AND OUTGOINGS:** We understand that the property is held on a 125 year lease from October 1985. The service / maintenance charge is approximately £400 per annum and the ground rent is £10 per annum. The buildings insurance is £34 per annum which is included in the service charge. There is no management company. EDDC are the Freeholder.

**Mortgage Assistance:** We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of *The Openwork Partnership*, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

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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