

LOT
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31 Victoria Place, Budleigh Salterton, Devon EX9 6JP

*GUIDE PRICE £195,000+



An opportunity to acquire three units of accommodation, garage and garden in the heart of the ever popular seaside town of Budleigh Salterton.

DESCRIPTION

An opportunity to acquire three residential units, garage and garden enjoying an elevated position in the town centre of Budleigh Salterton with some sea views from the first floor apartment and the low maintenance patio style gardens with a summer house. The property comprises a ground floor double garage with electronic door, a studio apartment currently let and generating £500pcm/£6,000pae, a vacant first floor three bedroom apartment and a detached three bedroom prefabricated bungalow currently let on a rolling assured shorthold tenancy and generating £650pcm/£7,800pae. The property is likely to appeal for those seeking multi-generation occupancy, a home with income potential, a continued residential lettings investment, or for a post works break up and resale opportunity subject to any requisite consents.

LOCATION

The ever popular unspoilt and charming seaside town of Budleigh Salterton is situated on the World Heritage Jurassic Coast and in the East Devon Area of Outstanding Natural Beauty. The town offers a comprehensive selection of independent shops, boutiques, cafes and public houses, along with circa 2

miles of pebble beach and excellent road links to the M5, A30/A38 road networks, mainline railway stations and airport are available from the cathedral city of Exeter circa 12 miles.

ACCOMMODATION

Ground Floor Entrance porch and communal entrance hall giving access to all units of accommodation.

Studio Flat: Utility area, open plan lounge/ kitchen/diner with steps up to the sleeping area and en-suite shower room, separate WC and under stairs storage area. Double garage with electronic door, power, lighting, water and courtesy door accessed from the hallway.

First Floor Landing with caretakers store room and loft access, giving access to the flat, rear patio gardens and bungalow.

Flat: Entrance hall, kitchen with utility area off, sitting room with sea glimpses, three bedrooms and bathroom.

Timbers Bungalow: Entrance porch, hallway, lounge/diner with kitchen off, bedroom one, rear hallway with door to garden, two further bedrooms and bathroom.

Outside Patio style gardens and a summerhouse.

EPC

Energy Efficiency Ratings
Studio Flat – E
First Floor Flat – E
Timbers Bungalow – E

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords Budleigh Salterton 01395 443758. General enquiries Countrywide Property Auctions 01395 275691.

NOTE

The accommodation units are individually rated for council tax and metered for gas and electricity, with a shared water supply. Please refer to the legal pack for current tenancy details.