



- A WELL-PRESENTED FIRST FLOOR RETIREMENT APARTMENT
- SOUGHT-AFTER BEACHSIDE DEVELOPMENT
- ATTRACTIVE SITTING ROOM OPENING TO A MODERN KITCHEN
- GOOD SIZED BEDROOM WITH BUILT IN WARDROBES
- LARGE MODERN SHOWER ROOM
- LIFT ACCESS
- COMMUNAL LOUNGE

Marine Parade, Shaldon, TQ14 0DP

£200,000

A beautifully presented first floor retirement apartment with lift access set in a prestigious development close to Shaldon's estuary beach and the village amenities. Accommodation comprising; a sitting/dining room, a modern kitchen, a bedroom with built in wardrobes and a modern shower room.



Property Description

LOCATION

Ferryman's Reach is situated in an enviable position close to the waters' edge and the bustling village centre of ever popular Shaldon. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include the Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

Ferryman's Reach is a highly sought after development of retirement apartments set quite literally a stone's throw from the sandy estuary beach. Apartment 21 is set on the first floor and is presented to the market in very good condition. The position affords level access to the beach and the village centre. The apartment has lift access and is set at the rear of the building. The immaculately presented accommodation comprises an entrance hall with a good sized store cupboard, which also houses the hot water cylinder, the sitting/dining room is a particularly attractive space with two sliding sash windows and with this room opening to the modern kitchen, which has an appealing range of fitted units and a built-in oven and hob. The bedroom is of a good size and has built-in wardrobes as well as a further two sliding sash windows. There is a modern shower room with a large shower cubicle.

From the communal entrance hall, a lift and stairs rise to the first floor communal entrance landing where the panel entrance door opens to the....





ENTRANCE HALL

With coving to the ceiling, a radiator with cover, a secure entry phone system and panel doors to the principal rooms. There are coat hooks and a panel door opens to a good sized store cupboard, which also houses the lagged hot water cylinder.

SITTING ROOM

An attractive room with an ornate cornice to the ceiling and a central rose. There are wall lights and a fireplace with a carved surround, a marble effect inset and hearth. Two side facing double glazed sliding sash windows. Night storage heater. Folding wall mounted table. A doorway opens to the...

KITCHEN

The modern kitchen is attractively fitted with a range of floor and wall mounted units with extensive areas of laminate, timber effect work surface with tiled surrounds and an inset single drainer, stainless steel sink unit with mixer tap. There is a built in Lamona ceramic hob with filter over and oven beneath, space for a washing machine and space for a fridge/freezer. Coving and spotlights to ceiling and a side facing uPVC opaque double glazed window. Under plinth electric heater.



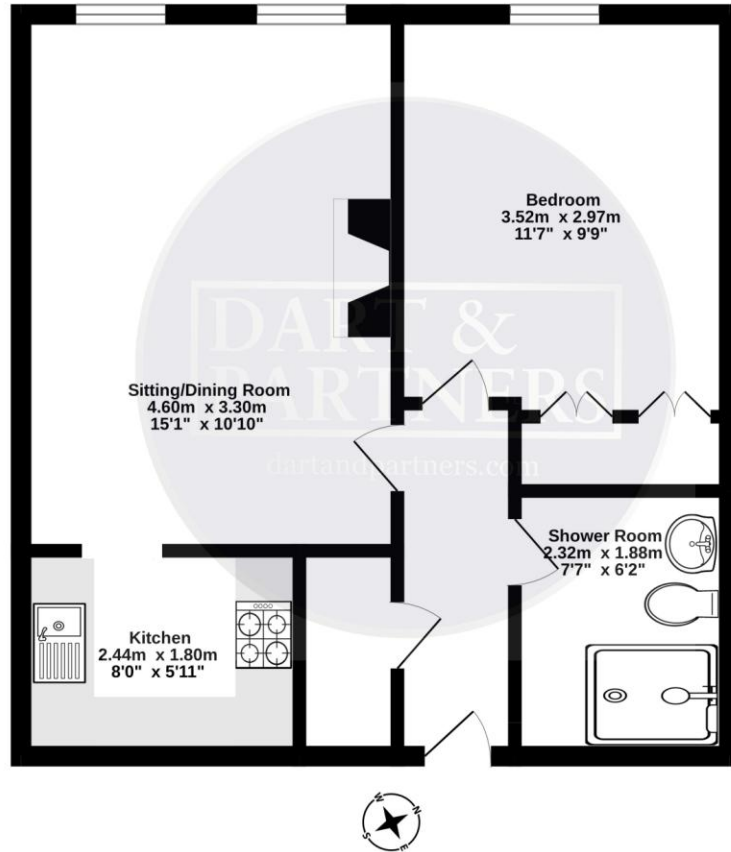
BEDROOM

Another appealing room with an ornate cornice and central rose to the ceiling and a side facing uPVC double glazed sliding sash window. Night storage heater and a recessed double wardrobe with part mirrored doors.

SHOWER ROOM

Well fitted with a modern three piece suite with full height tiled surrounds and with the suite comprising a large shower cubicle with sliding door, safety handle and a wall mounted Mira shower, a WC and a unit with wash hand basin set into cupboard with de-mist mirror above. Extractor fan and a ladder-style radiator/towel rail.





TOTAL FLOOR AREA : 42.0 sq.m. (452 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: Until June 2115 / 91 years

Annual Ground Rent: N/A

Ground Rent Review: N/A

Annual Service Charge: £2016.00 to include water rates, buildings insurance, gardening and cleaning of communal areas, bin rental repairs, maintenance of building, lift maintenance, fire protection etc.

Service Charge Review:

Council Tax Band C

NO INVESTORS OR HOLIDAY HOME BUYERS

Agents Note: The deed requires the property owner to be over 60 at the time of purchase.

