



COAST GUARD ROAD

Budleigh Salterton, Devon



A STUNNING THREE BEDROOM, PENTHOUSE APARTMENT

In the same ownership since construction, presented in excellent order throughout with beautiful views along the East Devon coastline, balcony and garage.

Summary of accommodation

Communal entrance with lift and stairs | Sitting/dining room | Kitchen/breakfast room
Three bedrooms | Two bathrooms | balcony

Outbuildings and Outside: Garage with electric up/over door | Communal gardens for use of residents
Path leading to the seafront

Distances: M5 Junction 30 12 miles, Exeter city centre 15 miles, Exeter St. David's station 16 miles (2 hours to London Paddington) Exeter Airport 11 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £750,000.

SITUATION

The regency seaside town of Budleigh Salterton offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries. The picture postcard villages of Lymptone, Knowle Village and Topsham are within easy reach and offer more extensive amenities with the Cathedral City of Exeter less than 15 miles away.

The East Devon Area of Outstanding Natural Beauty is relatively unspoilt and offers a wide array of leisure activities ranging from sailing, cycling, horse riding and kite surfing in addition to the leisure clubs East Devon Golf Club, Budleigh Cricket Club and the Croquet, Bowling and Tennis Club.

The stunning region offers a choice of walking and cycling routes including hiking the 250-millionyear-old Jurassic Coast and the mouth of the River Otter. There are multiple renowned sandy beaches nearby for the summer months. Budleigh Salterton is a World Heritage site and one of East Devon’s most highly regarded coastal locations. Annual events in the town and surrounding villages are world famous and cover its varied history in literary and music festivals.

The rural location belies its excellent transport links with several mainline train stations and convenient road links leading to the A30 and M5 and the wider motorway network with regular flights from Exeter International Airport.

The area offers respected educational facilities within easy reach of the property such as Newton Poppleford Primary School rated ‘Outstanding’ by Ofsted and St Peter’s Church of England Primary School rated ‘Good’. The world-renowned University of Exeter is within 15 miles of the property.



THE PROPERTY

From the communal hallway a door opens into a lobby with a second door opening into a spacious entrance hall. At the end, the hall leads to a wonderful sitting/dining room with beautiful views out to sea from a bay window, there is a gas feature fire and a door onto the balcony, again with beautiful views out to sea and along the sea front.

Back into the hall doors lead to the main bedroom with an en suite and a range of fitted wardrobes. From here French doors also open onto the balcony.

There is a kitchen/breakfast room fitted with a range of base, wall and drawer units with a granite work top over and a range of fitted appliances. To the rear of the property are two further bedrooms and the main bathroom.



GARDEN AND GROUNDS

Located at the rear of the building are well tended communal grounds laid mainly to lawn with a number of planted flower beds. Pathways leading to a gate and service lane, with steps down to the beach and seafront. There is the additional benefit of a garage, which has an electrically operated up and over door with light and power.

PROPERTY INFORMATION

Services: Mains gas, drainage and electricity

Tenure: Leasehold

Local Authority: Exeter City Council

Council Tax: Band F

Directions: [///tribune.easy.palace](#) - EX2 4TJ



Approximate Gross Internal Area
133.1 sq.m. (1432 sq.ft.)



I would be delighted
to tell you more.

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