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LINKS ESTATE AGENTS

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Guide Price £210,000
1 Redcliff Court, Cliff Road, Budleigh Salterton, EX9 6JU







• Spacious 2 Double Bedroom Ground Floor Apartment • Communal Grounds With Sea And Coastal Views And Access Onto The South West Coast Path • Lounge/Dining Room With Some sea Views • Kitchen • Bathroom/WC And Further Separate WC • Gas Central Heating • Sun Terrace Wth Sea Views, Single Garage And Visitors Parking • NO ONWARD CHAIN









Accommodation

Ground Floor

Communal entrance door to communal entrance hall with stairs to all floors. Door to lobby with private entrance door to:

Hallway
A spacious hallway with built-in cloaks cupboard. Built-in airing cupboard. Radiator. Telephone point. Doors to:

Lounge 15'11" (4.85m) x 13'9" (4.19m)
Large double glazed sliding patio doors with side windows giving access onto the sun terrace and communal grounds with some sea views. TV aerial point. Radiator. Open to:

Dining Area 11'9" (3.58m) x 8'8" (2.64m)
Secondary glazed window to the side. TV aerial point. Radiator. Glazed door with glazed side panel to:

Kitchen 10'3" (3.12m) x 7'9" (2.36m)
Double glazed window to the rear with some sea views. Single drainer sink unit. Work top surfaces with tiled splash backs. Base and wall units. Space for a cooker. Further space for a fridge/freezer. Space and plumbing for washing machine. Xpelair extractor. Vaillant gas fired boiler.

Bedroom 1 12'5" (3.78m) Plus Recess x 11'4" (3.45m) Including Wardrobes
Double glazed window to the front. Range of built-in wardrobes with central dressing table to one wall. Radiator. Telephone point.

Bedroom 2 14'0" (4.27m) x 9'6" (2.9m)
Double glazed window to the front. Radiator.

Bathroom/WC
Double glazed window to the side. Panelled bath with tiled splash back and shower mixer tap. Pedestal wash hand basin. Tiled splash back. Close-coupled WC. Extractor. Radiator. Shaver point. Wall mounted electric heater.

Separate WC
Close-coupled WC. Corner wash hand basin. Extractor.









Externally

Redcliff Court is approached via a driveway off Cliff Road. Steps lead up to the communal entrance with a pathway leading around to the rear of the building where the main communal gardens are situated. The grounds afford impressive views across Budleigh seafront to the Otter Head in the distance. The grounds also have direct gated access onto the Sought West Coastal Path. Apartment 1 has a paved sun terrace accessed from the lounge.
Located to the front of Redcliff Court are 2 communal visitors parking spaces and Apartment 1 has a garage.

Garage 16'0" (4.88m) x 7'11" (2.41m)

Located in a block immediately to the front of the property. Up and over door.

Tenure

The property is LEASEHOLD. A 999 year lease was granted in April 1996. We understand that combined Ground Rent, Service Charge & Buildings Insurance is £240 per calendar month. We understand that Apartment 1 owns an equal share of the Freehold.

Services

All mains services are connected. Council Tax band E

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 01395 222350 to arrange an appointment

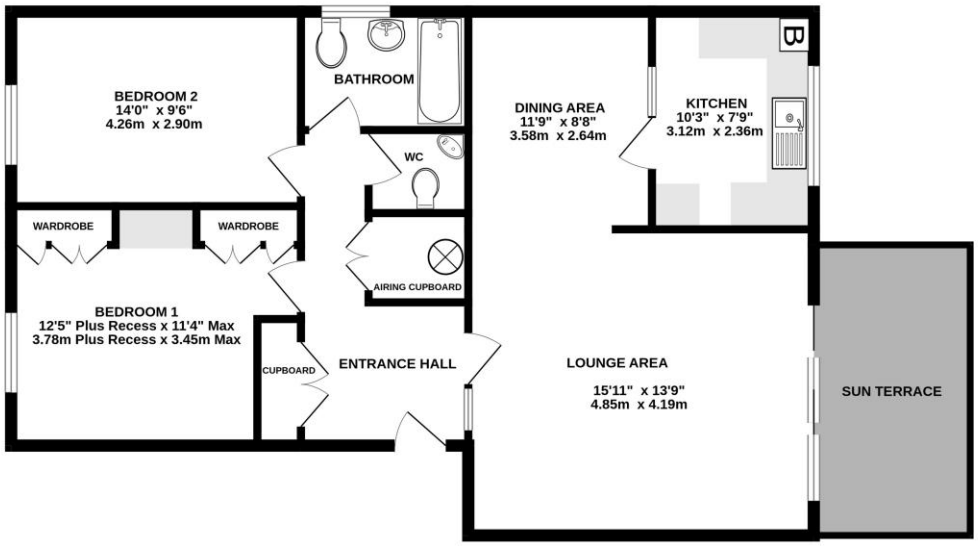
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note these are draft particulars and are awaiting vendors verification.

GROUND FLOOR

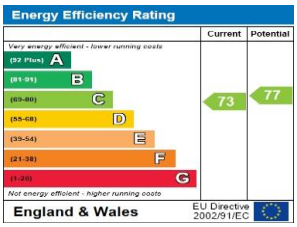


REDCLIFF COURT

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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Directions

From our prominent town centre office. Follow road signs to Budleigh Salterton. On reaching Budleigh proceed through the set of traffic lights and after a short distance turn right into Cliff Road immediately after the Feathers pub. Continue up the hill and turn right into the drive immediately before The Rosemullion Apartments. Follow the drive to the end where Redcliff Court can be found.





Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guidline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.