

STAGS

58B, East Budleigh Road

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Budleigh Salterton, EX9 6EJ

Budleigh seafront (0.5 miles), M5 junction 30 (9.8 miles), Exeter city centre (13.4 miles)

A very well presented 2 bedroom duplex apartment a short walk to the beach, with a large driveway, good sized grass garden and planning for a garden room .

- Beautifully presented top floor duplex apartment
- Impressive open plan sitting/dining/kitchen
- Large grass garden
- Planning granted for a detached garden room
- EPC:
- Two ensuite bedrooms
- No onward chain
- Paved driveway providing ample parking
- Council tax band: B

Guide Price £450,000

SITUATION

Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).







ACCOMMODATION

A superb opportunity to acquire an individual and beautifully presented duplex apartment, enjoying a particularly enviable location within a short walk of Budleigh Salterton beach and the River Otter.

Forming the upper two floors of a former detached period house, the property provides spacious, light and versatile accommodation having been finished to an exceptionally high standard with quality kitchen and bathroom suites, fixtures and fittings throughout. The accommodation enjoys charming views, extending towards Budleigh beach in one direction and across to Peak Hill and the surrounding countryside in the other.

Accessed via external steps, the first floor accommodation opens into an entrance hall, leading through to a well-appointed kitchen and an impressive sitting room, providing comfortable sitting and dining areas and enjoying plenty of natural light with views over the garden. Completing this floor is a double bedroom with en-suite shower room, together with a separate cloakroom. Stairs rise to the second floor, where the principal bedroom is complemented by an en-suite bathroom.

OUTSIDE

A particular feature of the apartment is the outside space. At the bottom of the external staircase is a large paved area providing parking for a number of vehicles and the sellers currently have a seating area close to the lawn. To the rear is a good area if lawn with planning permission already granted (25/0790/FUL) for the creation of a home spa, garden room and sun deck, offering an exciting opportunity to further enhance this wonderful property.

SERVICES

Current Council Tax: B

Utilities: Mains electricity, mains drainage and mains water

Heating: Gas central heating

Tenure: Leasehold - The vendor advises that a new 999 year lease will be put in place.

Standard, Superfast and ultrafast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

The vendor advises there is a shared driveway and there is a TPO on the beech tree in the garden.

DIRECTIONS

What three words: ///stirs.clogging.thanks

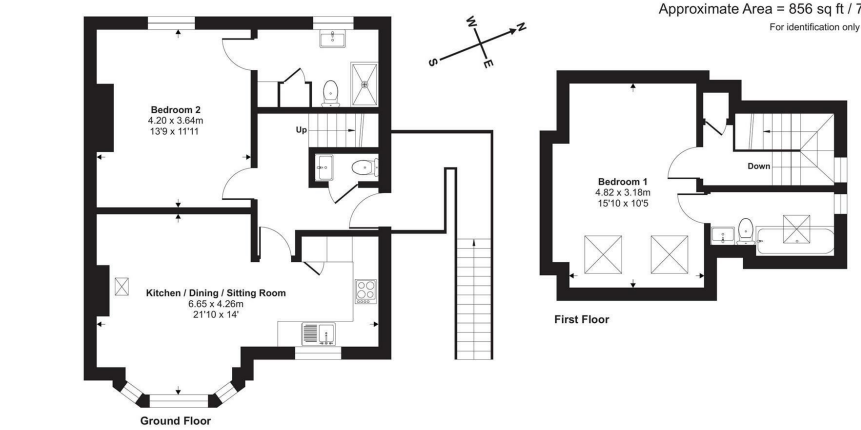


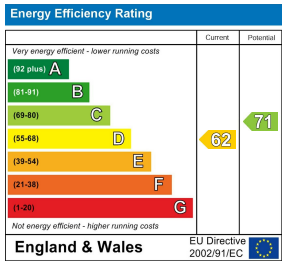




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