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16 Blueberry Downs, Budleigh Salterton, EX9 6NU

Offers in excess of £500,000

OFFERS IN EXCESS OF £500,000 ** NO CHAIN ** SITUATED DIRECTLY ON THE JURASSIC COASTLINE ** GROUND FLOOR ** PRIVATE ENTRANCE PLUS SECURITY INTERCOM IF REQUIRED ** BATHROOM AND SECOND SHOWER ROOM ** STUNNING INTERRUPTED SEA AND COASTAL VIEWS ** THREE BEDROOMS ** SIGNIFICANT RECEPTION HALLWAY ** TWO RECEPTION ROOMS ** LARGE KITCHEN ** BLUEBERRY DOWNS, COASTGUARD ROAD, BUDLEIGH SALTERTON ** NO CHAIN ** ** EXCELLENT ALTERNATIVE TO A BUNGALOW ** Early vacant possession is available ** A wonderful opportunity to acquire this well cared for maintained and presented THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT located within this prestigious development set within the one acre well tendered grounds with absolutely breath taking uninterrupted sea views of Lyme Bay and the fabulous iconic estuary views of the mouth of the river Otter.

GENERAL DESCRIPTION



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LOCATION



This ultimate Three double bedroom GROUND FLOOR significant apartment with private independent entrances with STUNNING PANORAMIC SEAVIEWS is set in an easily accessible location within close proximity of Budleigh Saltertons wonderful seafront in this popular traditional seaside Town. situated on the South Coast of East Devon, where the River Exe meets the sea. Budleigh Salterton itself is a traditional resort with promenade, elegant Georgian architecture and a bustling traditional High Street.. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

STUNNING UNINTERRUPED SEA VIEWS





CORNER POSITION PROVIDING OPTIMAL SEA VIEWS





BUDLEIGH SALTERTON TOWN



The charming Seaside Town of Budleigh Salterton is situated on the Jurassic coastline in East Devon located approximately 15 miles (24 km) south east of Exeter. It lies within the East Devon Area of Outstanding Natural Beauty. Although the Town is located close to the popular seaside Towns of Exmouth and Sidmouth, Budleigh Salterton remains a mainly un touched tradition pretty Town. The traditional High street is accessible via foot depending on ability and is well stocked and self contained. The Town enjoys all necessary amenities and services to include a reputable local primary school, Doctors surgery and a Dentists. The High street enjoys a Tesco's Express plus many delightful boutique shops and coffee shops plus restaurants and a traditional local garage in the centre of the Town. Budleigh Salterton boasts many groups and clubs for it's community to include East Devon Golf club, Bowls club and bridge club.

BUDLEIGH SALTERTON BEACH



EXMOUTH SANDY BEACH CLOSE BY



GOOD SIZE RECEPTION HALLWAY



GOOD SIZE RECEPTION HALLWAY



LOUNGE LEADS TO A LOVELY SUN PATIO



LOUNGE WITH PANORAMIC SEA VIEWS
13'9" x 12'11" (4.19m x 3.94m)





PRIVATE INDEPENDENT double glazed door leads to the garden. Stunning sea views. A lovely light and bright room with sunny aspect. Double glazed window to the front elevation.

DINING ROOM
16'0" x 9'9" (4.88m x 2.97m)



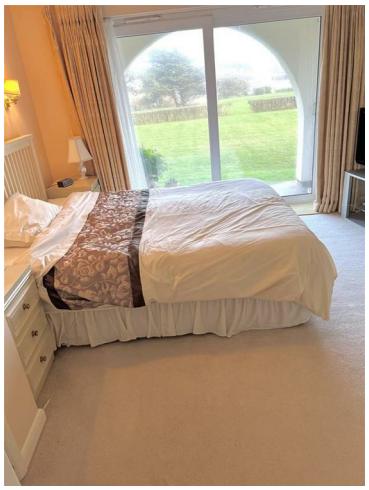


A further excellent size reception room with stunning sea views.

DINING ROOM




MASTER BEDROOM




KITCHEN/BREAKFAST ROOM

15'3" x 9'9" (4.65m x 2.97m)



Fully fitted kitchen with built in appliances. Wall mounted replacement gas fired boiler provided central heating to radiators and domestic hot water.

MASTER BEDROOM

13'3" x 11'9" (4.04m x 3.58m)

With double glazed patio doors the sun patio enjoying the panoramic sea view over the garden

LOVELY SUN PATIO WITH STUNNING VIEWS





EN SUITE BATHROOM



BEDROOM 2
11'2" x 10'0" (3.40m x 3.05m)



BEDROOM 3
11'10" x 9'11" (3.61m x 3.02m)

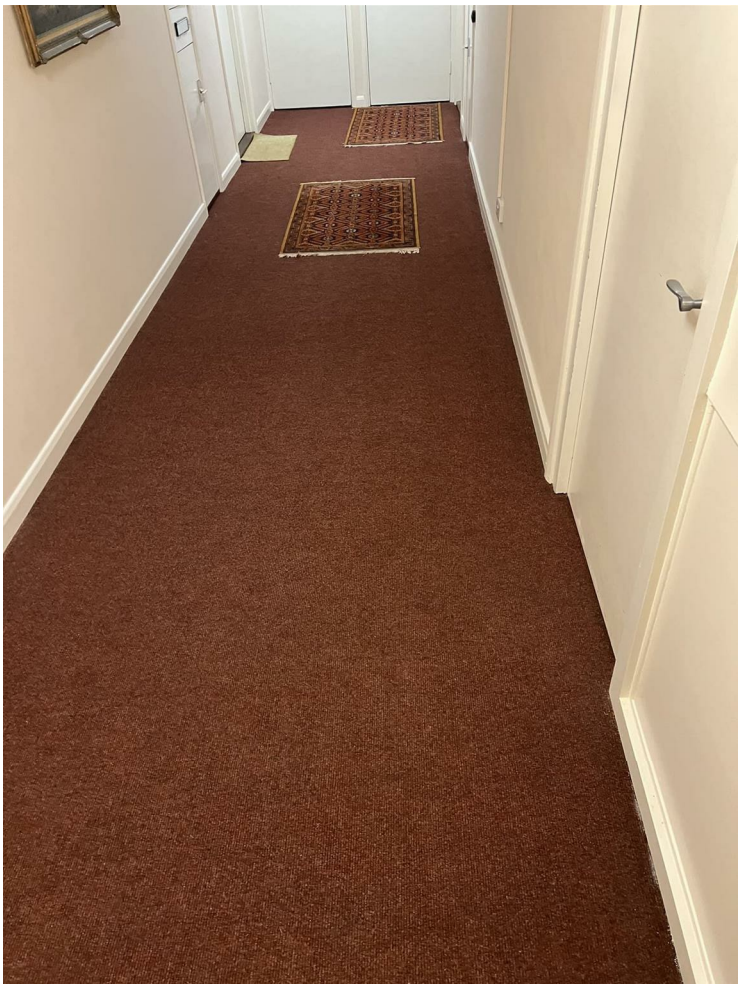


SHOWER ROOM





COMMUNAL ENTRANCE HALL



The property enjoys a communal entrance hall accessed via a security intercom system if required.

OUTSIDE



Blueberry Downs is approached via a sweeping driveway which leads to the garages and residents plus visitors parking. A particular feature of this property are the vast communal gardens that are laid mainly to lawn with the rear gardens that gain those fantastic Sea, beach and Otter Valley views.

GARDENS



GARDENS



GARDENS





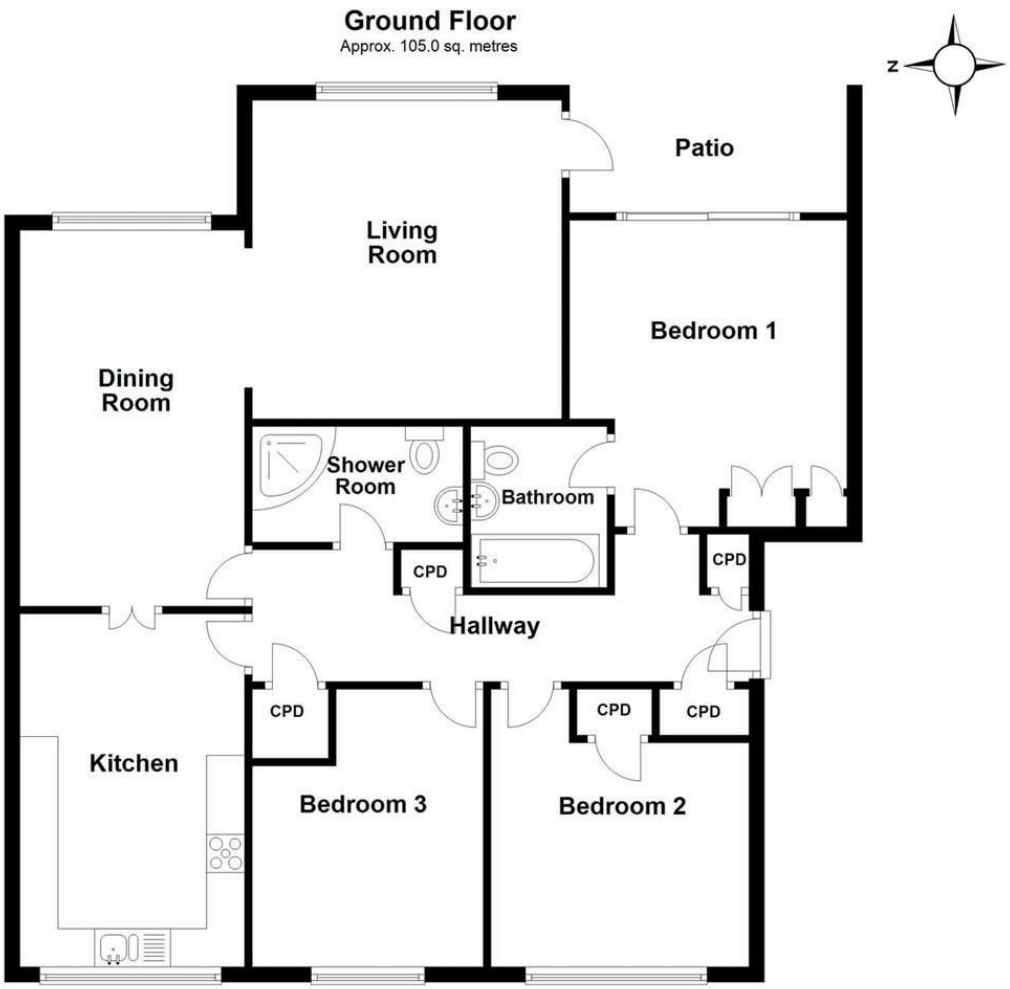
GARAGE
16'6" x 8'2" (5.03m x 2.49m)



Up and over door to the front. Power and light is connected.

TENURE
The property is Leasehold with a term of 999 years from 25th December 1976. Service Charge - the most recent bill shows a half yearly charge of £1250 which includes the buildings insurance. Ground rent is believed to be £25 per annum.

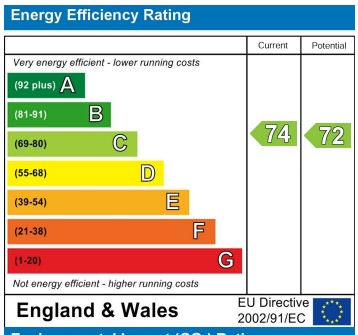
SERVICES
All mains services .are connected. Council Tax Band F.

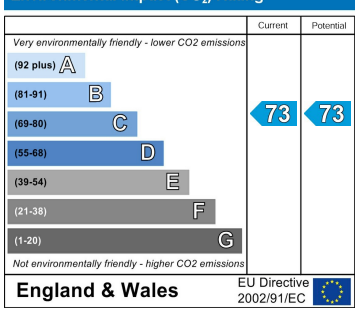


Total area: approx. 105.0 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.This plan is for illustrative purposes only.Floorplan carried out by epc solutions.co.uk
Plan produced using PlanUp.







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