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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









9 Stanley Mews, Budleigh Salterton, EX9 6RG

Offers in the region of £115,000

We are absolutely delighted to have received instructions to market this well presented and maintained ONE DOUBLE bedroom GROUND FLOOR retirement apartment with two entrances one to the front and a further private entrance to the rear. Well planned and proportioned accommodation comprising of a good size light and bright lounge/dining room with a pleasant a outlook which has easy level access to the refitted kitchen. There is an inner hall with a large storage cupboard plus a good size shower room with double shower cubical plus a well proportioned spacious double bedroom with private aspect. The property benefits from having UPVC double glazing and electric heating throughout. The property has the attribute of a communal residents lounge if required. This property also has the huge benefit of having access to rent a visitors suite for guests at very reasonable rates. A particularly well managed and cared for retirement development * conveniently located to the beautiful Budleigh Salterton beach and lovely traditional High Street on a regular bus route * NO CHAIN * Early vacant possession is available * ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE.

GENERAL DESCRIPTION



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LOCATION



Ideally located to Budleigh Saltertons glorious beach and seafront plus the traditional High Street.

ACCOMPANIED VIEWINGS AVAILABLE 7 DAYS A WEEK



GENERAL LOCATION



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.

PERSONAL NOTE FROM SARAH DUNN

A superbly maintained and managed retirement development offering residents a perfect combination of independence or assistance if required. Internal and external viewing is strongly recommended. Best wishes - Sarah Dunn

WELL TENDERED GROUNDS



ON A REGULAR BUS STOP



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH

ENTRANCE HALL

UPVC double glazed door to the front elevation. Door gives access to the apartment. There is a further private independent door to the rear.

LOUNGE/DINING ROOM

14'8" x 13'7" (4.47m x 4.14m)



A good size lounge/dining room with a upvc double glazed window to the front elevation with a pleasant open outlook and sunny aspect. Electric storage heater. TV point. Telephone point.. Ample power points.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



KITCHEN
9'1" x 5'5" (2.77m x 1.65m)



A modern refitted kitchen with comprehensive matching range of wall base and drawer units incorporating a stainless steel single bowl single drainer sink unit with mixer tap over. Space and plumbing for dishwasher or automatic washing machine. Built in electric oven. Further appliance space. Ease of access to the lounge. Ample power points. Ceiling light.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INNER HALLWAY





Accessed from the Lounge via a glass panelled

door. This is a handy area giving access to the bedroom and shower room plus an exceptionally large storage cupboard ideal for a majority of uses. Airing cupboard housing the hot water tank,

SHOWER ROOM





A quality suite comprising of double shower cubical with shower over. Low level wc. Vanity wash hand basin. Wall mounted towel rail/radiator. Ceiling light.

BEDROOM

14'9" x 9'3" (4.50m x 2.82m)



A well proportioned good size and located private bedroom with a double built in wardrobe and further storage cupboard. Care line control panel. UPVC double glazed window to the rear elevation plus a UPVC double glazed door to the rear elevation providing a second independent entrance to the property.

INTERNAL PHOTOGRAPH



RESIDENTS FACILITIES



A communal lounge with facilities that may be used by residents. Laundry room also for use of the residents. Guest suite available for guests on a nightly basis and maybe booked with the development Manager who is located on site. There is a Care line contact when the Manger is unavailable.
with cover by an alarm system connected to a central monitoring facility on a 24 hour basis.

EXTERNAL PHOTOGRAPH



TENURE



There is a 99 year lease from 1986.

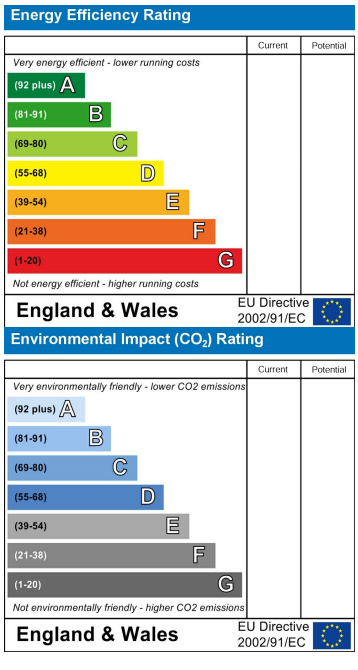
OUTGOINGS

Ground rent £439.72 per annum. Service charge approximately £1700 per annum. This includes external maintenance of the property and gardens, cleaning and maintenance of communal areas. window cleaning, buildings insurance, water and drainage plus use of the laundry.

LOCAL AUTHORITY

East Devon District Council. Council tax Band A.





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