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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









15 The Rose Mullion Cliff Road, Budleigh Salterton, EX9 6LA

Offers in the region of £375,000

NEW TO MARKET - - "THE ROSE MULLION " BUDLEIGH SALTERTON - Sarah Dunn & Co Estate Agents are delighted today to have received instructions to sell this GROUND FLOOR APARTMENT situated directly on BUDLEIGH SALTERTONS COASTAL ROAD with stunning outlook across the whole of Lyme Bay and along the Jurassic coastline of East Devon.

LOCATION



The Rosemullion is a sought after select development of luxury purpose built apartments situated in an elevated position close to the cliff path and town centre. Budleigh Salterton provides an excellent range of amenities with varied shopping, restaurants, public houses, health centre and a most popular pretty pebble beach. Further amenities are available in the nearby coastal towns of Exmouth and Sidmouth. The M5 motorway (junction 30) is approximately 8 miles away with the Cathedral City of Exeter about 4 miles further on. From here there is a fast train service to London Paddington and Exeter Airport provides flights to Europe a direct route to London city airport and beyond.

EXCELLENT ALTERNATIVE TO A BUNGALOW

This property enjoys a significant expanse of square footage which enjoys level access via the formal communal reception hall via a security intercom system. This property also enjoys level independent access via the front garden and front patio area via the replacement patio doors.

DIRECTIONS



From the traffic lights at the top of Budleigh Salterton High Street proceed towards the Town taking the first turning on the right into Cliff Road. The Rosemullion is situated near the top on the right hand side with its private/visitors car parking area opposite.

PARKING



There is a large private residence car park to the front of the property providing ample parking plus visitors parking. Plus there is a garage to the rear.

GARAGE

Located to the rear of the property.

FRONT OF PROPERTY



This property enjoys a front garden laid to lawn with inset flower borders incorporating a patio area which in turn leads to the patio doors which provides direct and independent access to the property.

FRONT GARDEN



FORMAL MOST APPEALING COMMUNAL HALLWAY



A particularly pleasant formal communal reception hall with letter boxes to the external frontage. Digital security access entrance intercom to each property. High quality solid oak doors give access to a inner reception hallway which in turn gives access to 15 Rose Mullion. Further rear door gives access to the rear of the property and the garage.

INTERNAL PHOTOGRAPH

RECEPTION HALL



Solid oak door gives access to the property. A spacious formal reception hall with quality doors to all rooms. Large double built in storage cupboard. Wall mounted digital security intercom access phone. Power points. Radiator. Coved ceiling. Ceiling lights. Access to the further expanse of hallway which gives access to the bedrooms * and bathroom. Airing cupboard.

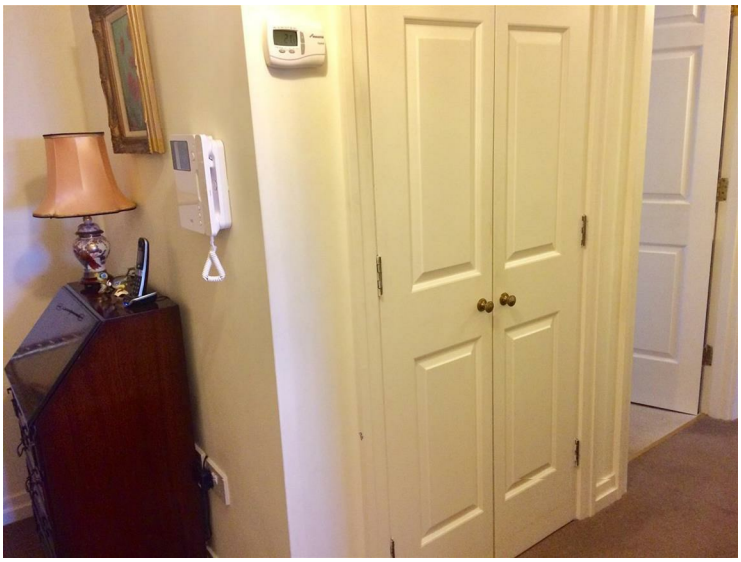
INNER PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH

LOUNGE/DINING ROOM
25'9" x 11'5" (7.85m x 3.48m)



A wonderful spacious formal lounge/dining room with a fantastic open outlook to the front elevation over and towards the coastline. Direct access from the front is enjoyed to the coastal path. High quality electric living flame feature fire with a high quality feature fireplace surround. Glass panelled door. Three radiators. Two ceiling lights. Coved ceiling. Ample power points. TV point. Wall lighting. Aluminium powder coated replacement double glazed patio doors lead to the front garden which in turn gives this property private and independent access if required.

INTERNAL PHOTOGRAPH



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INTERNAL PHOTOGRAPH

KITCHEN
11'11" x 7'10" (3.63m x 2.39m)



A luxuriously refitted and redesigned kitchen of the most highest quality comprising of a comprehensive matching range of matching wall base drawer and display units incorporating all "Neff" built in appliances to include * a four ring hob with extractor over. Built in oven * built in fridge/freezer * space and plumbing for automatic washing machine * space and plumbing for dishwasher * built in dishwasher. window to the rear elevation. Stainless steel single bowl sink unit with mixer tap over. Colour coordinated tiled walls tiled floor and most attractive high quality granite worktop surfaces with crystal sparkle effect. Wall mounted Worcester replacement gas fired boiler serving domestic hot water and central heating throughout the property.

INTERNAL PHOTOGRAPH



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MASTER BEDROOM SUITE
18'9" x 11'3" (5.72m x 3.43m)



A particularly large master bedroom suite with a large luxuriously refitted double en suite shower room. Replacement window to the front elevation. High quality comprehensive matching range of built in wardrobes and furniture. Coved ceiling. Ceiling light. Power points. BT point.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH

HIGH QUALITY REFITTED ENSUITE SHOWER ROOM



A large en suite with a high quality refitted suite comprising of a large double built in shower unit with shower over. Low level wc. Pedestal wash hand basin. Ceiling light. Coved ceiling. Colour coordinated tiled walls and flooring. Large wall mounted towel rail/radiator.

INTERNAL PHOTOGRAPH



BEDROOM 2

17'9" 12'6" (5.41m 3.81m)

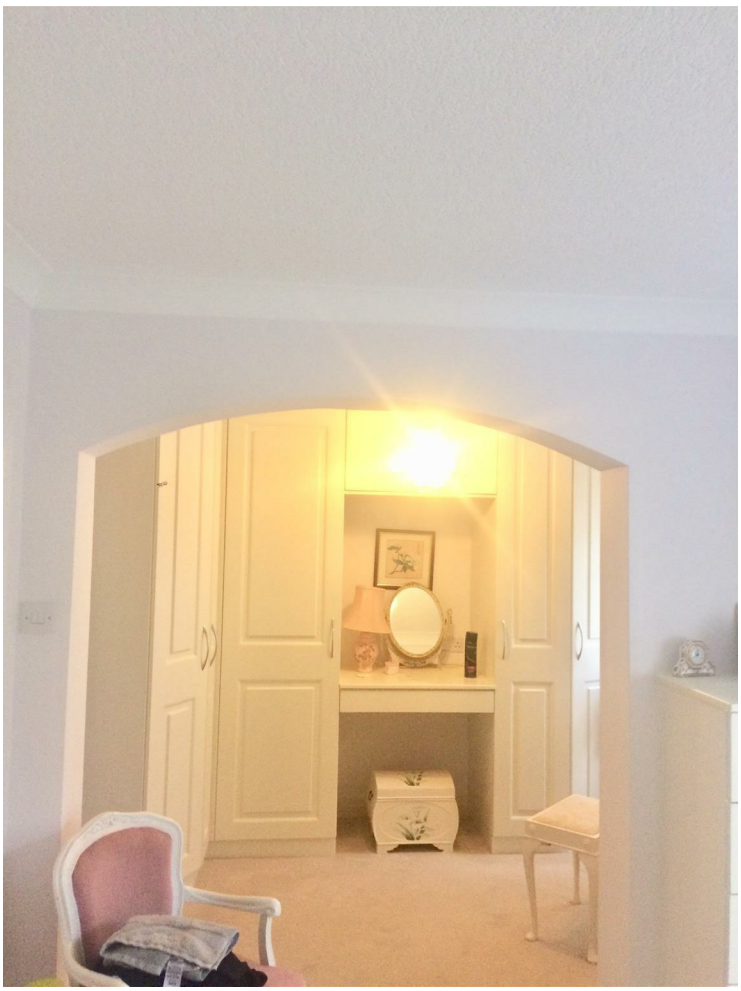


A further significant size room with a comprehensive high quality matching range of custom built bedroom furnishings to include a wide range of built in wardrobes * chest of drawers * bed side tables * dressing table with further adjoining built in wardrobes. Two replacement windows to the rear elevation. Two radiators. Two ceiling lights. Coved ceiling. Ample power points.

INTERNAL PHOTOGRAPH



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MASTER BATHROOM



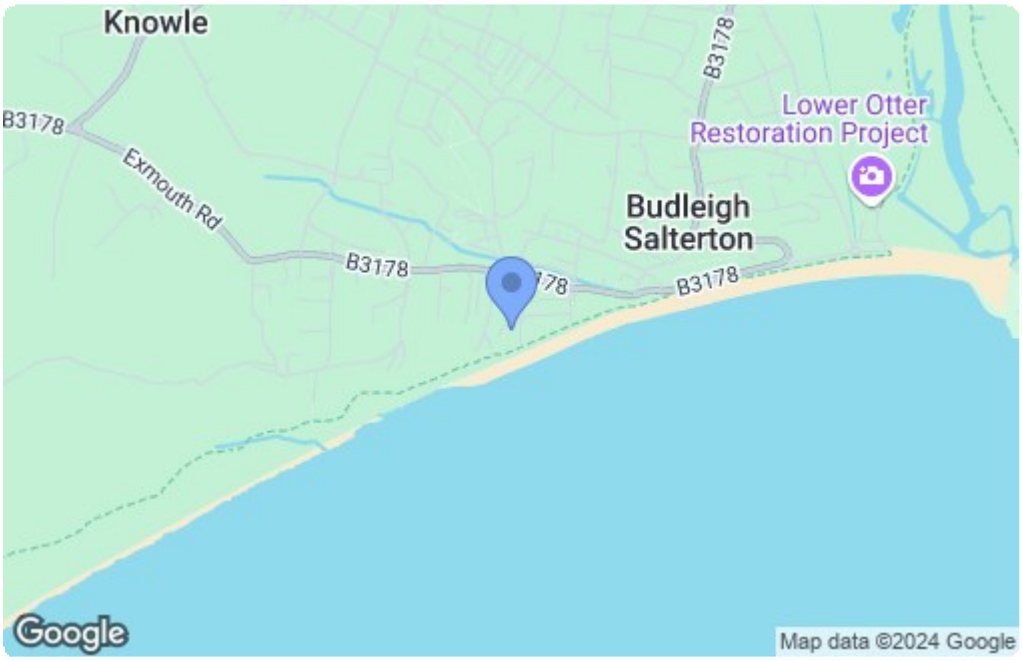
A further good size bathroom again having been refitted to a high standard with a suite comprising of a corner double shower unit with shower over. Vanity wash hand basin. Low level wc. Colour coordinated tiled walls and flooring. Heated towel rail. Coved ceiling.

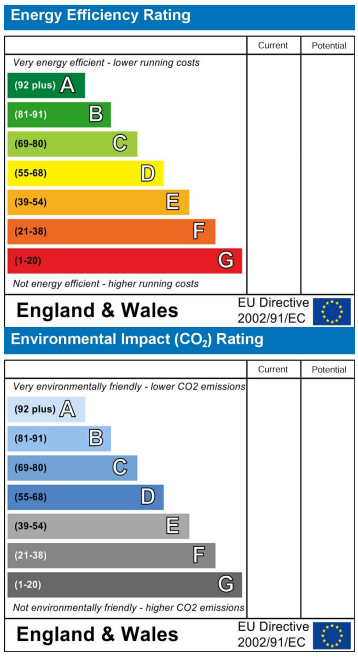
INTERNAL PHOTOGRAPH

OUTSIDE

LEASEHOLD WITH JOINT OWNERSHIP OF THE FREEHOLD

EPC GRAPH





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