

STAGS

# 58A, 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 unique opportunity to purchase a one bedroom ground floor apartment and a separate one bedroom house offering adaptable accommodation with income potential a short walk to the beach.

- Very well presented one bedroom ground floor apartment
- Separate one bedroom property to the front
- Driveway parking and car port
- No onward chain
- South facing garden with hot tub
- Adaptable accommodation with income potential
- Council tax band: B
- EPC: C

## Guide Price £400,000

### 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

Located less than 1 mile from Budleigh beach and the River Otter, Herons Reach is a unique and versatile property comprising of one, 1 bedroom ground floor apartment in a converted period building and a separate one bedroom house located to the front, converted from what is believed to have been a former garage. Both properties are presented in excellent condition having been renovated and upgraded to an expectational standard throughout.

The main apartment comprises of spacious bedroom, kitchen/breakfast room, sitting room and bathroom with bath and shower. The house offers a spacious bedroom, kitchenette fitted with a sink and a portable hob, there is a separate bathroom with walk-in shower and a comfortable lounge/living room. A fantastic opportunity to own two properties allowing flexibility for additional income or for a dependent relative.

## OUTSIDE

To front is a paved driveway providing off road parking and a carport with electric charging point. A gate gives access into a South facing garden between the two properties with a patio and wood fired hot tub. To the rear of the apartment is a a private courtyard garden accessed from the sitting room.

## SERVICES

Current Council Tax: B for both properties
Utilities: Mains electric, water, gas and drainage
Heating: Gas central heating
Tenure: Freehold
Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

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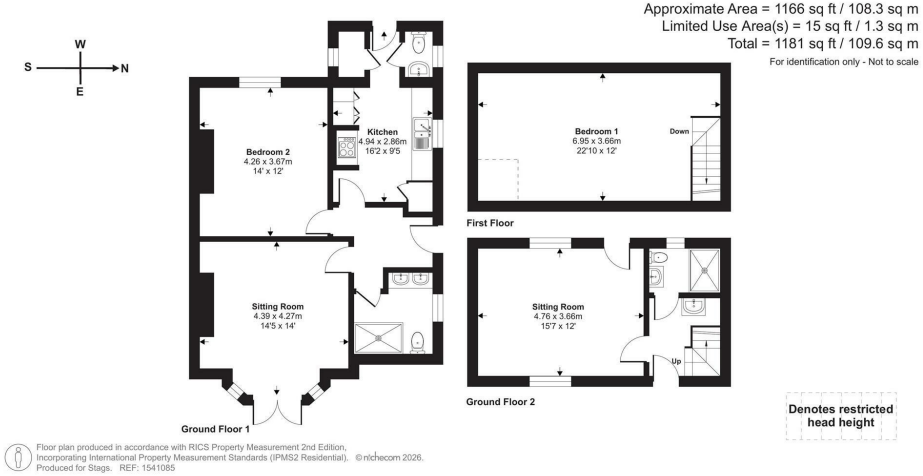


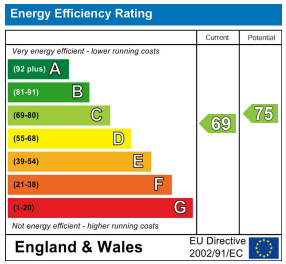




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