



- A SPACIOUS SECOND FLOOR RETIREMENT APARTMENT
- ENVIABLE POSITION A STONES THROW FROM THE ESTUARY BEACH AND WATERSIDE
- BREATHTAKING ESTUARY VIEWS
- SPACIOUS SITTING/DINING ROOM
- TWO BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
- KITCHEN AND MODERN SHOWER ROOM
- LIFT ACCESS AND ALLOCATED PARKING SPACE
- CLOSE TO VILLAGE AMENITIES AND THE FOOT PASSENGER FERRY TO TEIGNMOUTH

Marine Parade, Shaldon, TQ14 0DP

OIEO £300,000

A spacious second floor retirement apartment with truly BREATHTAKING ESTUARY VIEWS set a stone's throw from the beach. Spacious sitting room, two double bedrooms (one with en-suite shower room,) kitchen and shower room. ALLOCATED PARKING SPACE. No onward chain!

Property Description

LOCATION Ferryman's Reach is idyllically set, quite literally a stone's throw from Shaldon's sandy estuary beach and is a relatively short and level walk to the village centre amenities. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION Ferryman's Reach is a prestigious development of 16 apartments, idyllically set close to the estuary beach and the waters' edge. Number 23 occupies a good position within the development, being set on the second floor and with lift access. The accommodation is appealing and spacious. The private entrance door opens to a spacious reception hall and the sitting/dining room is a particularly lovely room, being set at the front of the apartment with a feature fireplace, a built-in dresser unit and two front facing double glazed windows taking in truly breath taking views towards the estuary beach and across the estuary towards Teignmouth harbour and beyond. Leading off the sitting room there is a modern kitchen with timber block work surfaces, a built in oven and hob, and a side facing window also enjoying some good views. The principal bedroom suite is set at the rear of the apartment and has built in wardrobes and a modern en-suite shower room. There is a further double bedroom, also having some good views towards the Little Haldon hills and there is a principal modern shower room. Number 23 has an allocated parking space within the communal forecourt, with parking being at something of a "premium" in Shaldon.

At the rear of the building there is a communal entrance door which opens to a...

COMMUNAL ENTRANCE HALL With LIFT and STAIRS rising to the second floor. From the communal landing a feature panel entrance door opens to the....





RECEPTION HALL A spacious and welcoming space with a secure entry phone system, access to fully insulated loft space, a night storage heater, shelving, coving to the ceiling and feature light fittings. Panel doors open to the principal rooms. Additionally there is a built-in shelved cupboard and an airing cupboard housing an electric hotwater boiler and having slatted shelving, along with the electricity trip switches and a heated radiator.

SITTING/DINING ROOM A particularly lovely space with two front facing uPVC double glazed sash windows, one being arched. Through these windows truly breath taking views are enjoyed towards the nearby estuary beach and across the estuary towards Teignmouth harbour and the coast beyond, Teignmouth back beach, also taking in the sea and the hills and countryside above Teignmouth. There is a feature fireplace with a moulded surround and a raised marble effect hearth inset. The dining area has ample space for a dining table and chairs and there is a fitted dresser-style unit with display shelves to either side. Cornice to ceiling, night storage heater and a door opens to the....



KITCHEN With a side-facing uPVC double glazed window taking in some views towards the Little Haldon hills. The kitchen is fitted with a range of floor and wall mounted units with white cupboard door and drawer fronts and areas of woodblock work surface with feature tiled surrounds. There is a one and a quarter bowl, single-drainer stainless steel sink unit with mixer tap and a built-in four-ring Dedetrich ceramic hob with filter over and oven beneath. Space and plumbing for an automatic washing machine, space and plumbing for a slimline dishwasher, open under surface shelves and a recess with shelving provides space for a fridge/freezer.

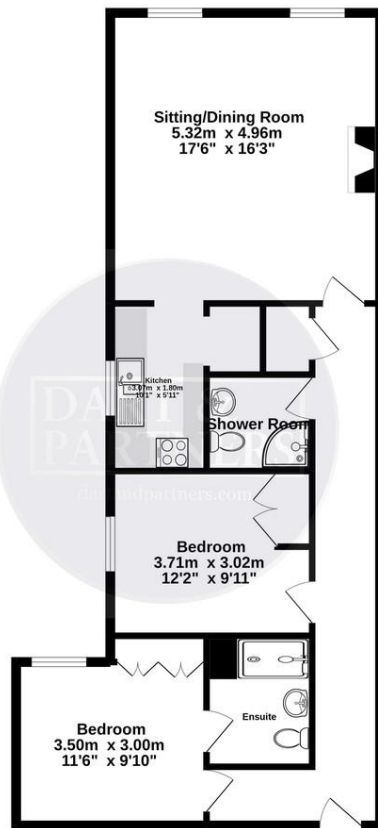
SHOWER ROOM The shower room is fitted with a modern three-piece suite with attractive ceramic tiled surrounds comprising a curved shower cubicle with Mira shower, a built-in unit with an area of surface having an inset Rocawash hand basin with mixer set, a cupboard beneath and mirror over and a WC. Spotlights to ceiling and extractor fan.



BEDROOM ONE An attractive and spacious bedroom with a cornice to ceiling, a night storage heater, two built in cupboards/wardrobes with mirrored doors and a sliding sash window has some good views over the surrounding area towards the Little Haldon hills. A panel door opens to the....

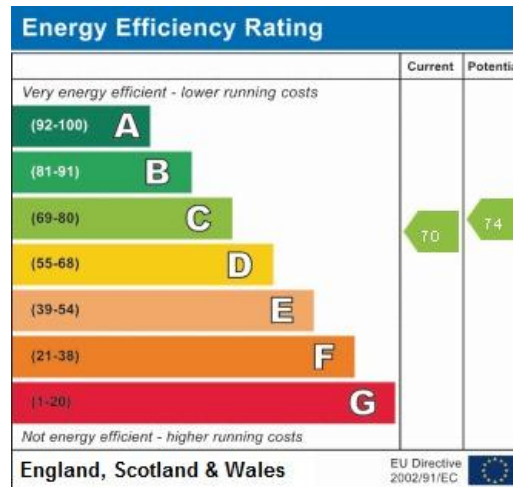
EN-SUITE SHOWER ROOM With attractive ceramic tiles to the floor and walls and a modern three-piece suite comprising a large tiled

2nd Floor
78.0 sq.m. (840 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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shower cubicle with sliding glazed door and a Mira shower, a vanity unit with inset wash hand basin, mixer set and mirror above and a WC. Shaver point, two built-in medicine cabinets with glass shelf in between, spotlights, extractor fan and a ladder style radiator/towel rail.

BEDROOM TWO A double bedroom with a built-in wardrobe having mirrored doors. Coving to ceiling, wall-mounted electric panel radiator and a side facing uPVC double glazed window with views across rooftops towards the Little Haldon hills.

OUTSIDE Outside to the front of the property there is a communal garden area laid to lawn, additionally, within the communal forecourt there is an ALLOCATED PARKING SPACE serving number 23.

MATERIAL INFORMATION - Subject to legal verification
Leasehold:

Length of Lease: Till June 2115; 93 years

Annual Ground Rent: TBC

Ground Rent Review: TBC

Annual Service Charge: £1,920 p.a. (increased by £240 p.a. in April 2022)

Service Charge Review: TBC

Council Tax Band E

AGENTS NOTE

The deed requires the property owner to be over 60 at the time of purchase.

There is also a well-kept and nicely furnished communal reception/sitting room in Ferryman's Reach situated on the ground floor.



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