



Marine Parade, Shaldon, TQ14 0DP

£275,000

- A WELL PRESENTED AND SPACIOUS GROUND FLOOR RETIREMENT APARTMENT
- GOOD SIZED SITTING ROOM AND MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES
- TWO BEDROOMS (STYLISH EN SUITE SHOWER ROOM TO BEDROOM ONE)
- PRINCIPAL SHOWER ROOM
- SET IN A PRESTIGIOUS DEVELOPMENT CLOSE TO THE BEACH AND VILLAGE AMENITIES

A well presented and spacious ground floor retirement apartment set in a prestigious near beach side development a short walk away from the village amenities. Spacious sitting room with direct access to the outside, modern recently re-fitted kitchen with some integrated appliances, two bedrooms (stylish en-suite shower room to bedroom one) and a principal shower room.



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 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. 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 water's edge. Apartment 3 Ferryman's Reach is set on the ground floor and offers spacious and well presented accommodation. There is an entrance hall with utility cupboard leading off with space for a washing machine. The sitting room is a lovely and spacious room overlooking the rear shared



courtyard and having a door giving direct access to the outside. The kitchen has been recently refitted with an attractive modern range of units with some good quality integrated appliances. There are two good sized bedrooms with bedroom one having a recently re-fitted en-suite shower room and there is a further shower room.

From the communal entrance hall, a glazed door leads to a....

LOBBY

With a meter cupboard and from where the private panel entrance door to Flat 3 is approached from.

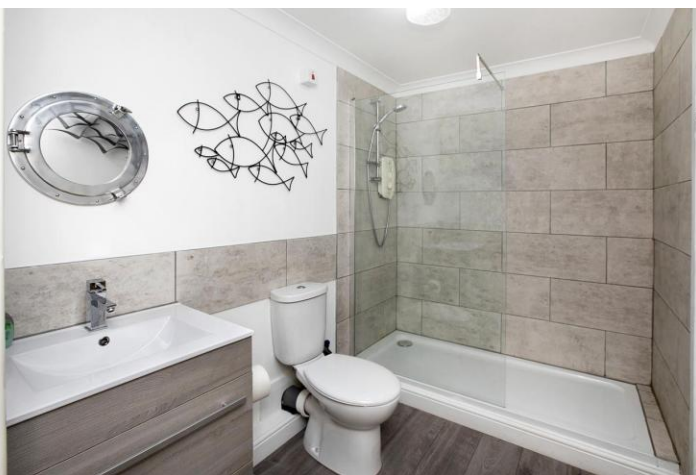
RECEPTION HALL

Coving to ceiling, coat hooks, panel and glazed doors to the principal rooms and the secure entry system. A panel door also opens to a UTILITY CUPBOARD with an area of rolled edge work surface, beneath which there is space and plumbing for a washing machine, a wall mounted cupboard with open shelves and the wall mounted electricity trip switches.



SITTING ROOM

The spacious sitting room is an attractive space with ornate coving to the ceiling and a central rose as well as wall lights and a feature fireplace with a carved surround, a raised hearth with matching inset and an inset electric fire. A uPVC double glazed door opens to a shared area at the rear of the property, where there is a water tap and a small gravel area for the placement of pots etc. A



uPVC double glazed sliding sash window overlooks the rear courtyard and has some views towards woodland beyond. Two night storage heaters.

KITCHEN

The kitchen has been recently re-fitted with a modern attractive range of units with high gloss cupboard door and drawer fronts, and extensive areas of polished quartz work surface with complementary tiled surrounds. There is an inset composite, single drainer sink unit with mixer set and instant hot water tap, an integrated induction hob with glass splash back and extractor hood over as well as a built in double oven/combination grill and an integrated dishwasher. Space for fridge freezer, timber effect laminate flooring, coving to ceiling and spotlights.

BEDROOM ONE

The spacious principal bedroom is another attractive space with two uPVC double glazed sliding sash windows overlooking the communal paved courtyard and having some views beyond. There are two built in double wardrobes with part mirrored doors, ornate coving and a central rose to ceiling and a night storage heater. A panel door opens to the....

EN SUITE SHOWER ROOM

Recently re-fitted with a modern three piece suite comprising a large shower cubicle with attractive full height ceramic tiling, a glazed screen and wall mounted Mira Sport shower, a vanity unit with inset wash hand basin having a mixer tap, tiled

surround and drawers beneath and a WC. Electric towel rail/radiator, coving to ceiling and extractor fan.

BEDROOM TWO

Another good sized double bedroom with two sliding sash windows with views over the communal courtyard and beyond. Built in triple wardrobe with part mirrored doors. Coving to ceiling.

PRINCIPAL SHOWER ROOM

Fitted with a three piece suite with tiled surrounds comprising a shower area with electric shower and safety hand rail, a pedestal wash hand basin with mixer set, a mirror, shaver light and extractor fan over and a WC. Wall mounted electric heater, coving to ceiling and medicine cabinet.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 91 years (Management company confirmed and have advised that extensions are being look into this year)

Annual Ground Rent: N/A

Ground Rent Review: N/A

Annual Service Charge: 01/04/2023 to 31/03/24:
£2088

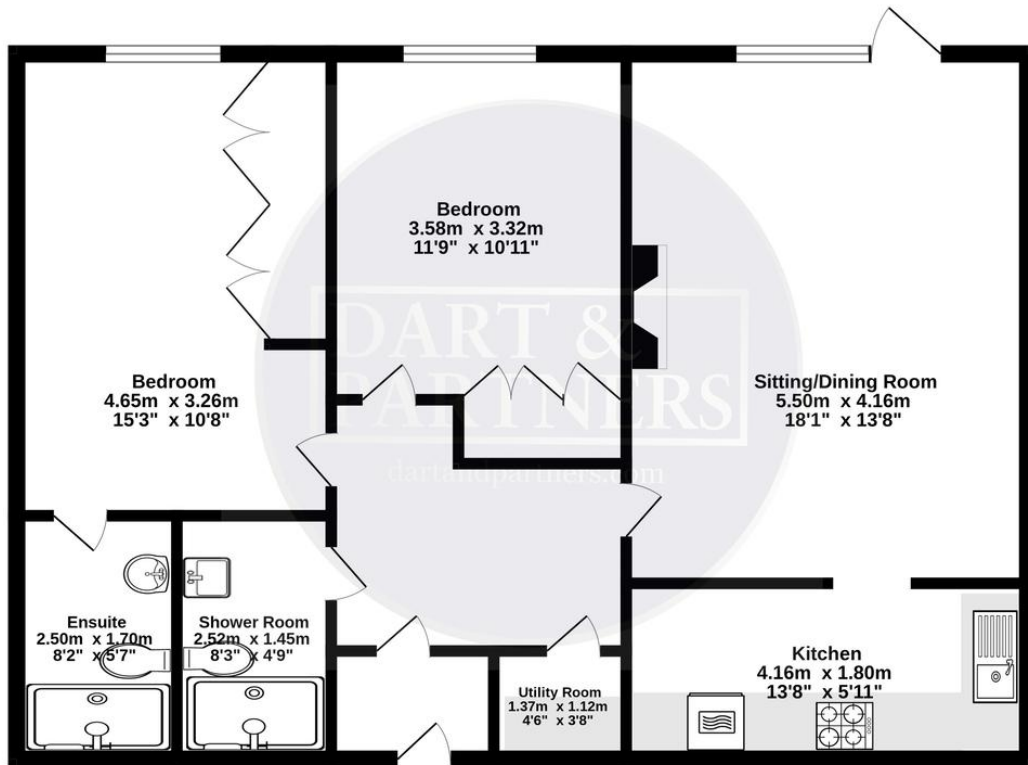
Service Charge Review:

Council Tax Band E

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



Ground Floor
76.0 sq.m. (818 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (818 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	68	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements