



- A WELL PRESENTED SECOND FLOOR RETIREMENT APARTMENT
- SOUGHT AFTER BEACHSIDE DEVELOPMENT
- ATTRACTIVE SITTING ROOM OPENING TO THE KITCHEN
- GOOD SIZED BEDROOM WITH BUILT IN WARDROBES
- LARGE MODERN SHOWER ROOM
- LIFT ACCESS
- COMMUNAL LOUNGE

Marine Parade, Shaldon, TQ14 0DP

£190,000

A well presented second floor retirement apartment with lift access set in a prestigious development close to Shaldon's estuary beach and the village amenities. Accommodation comprising; sitting/dining room, kitchen, bedroom with built in wardrobes and a modern shower room. Communal lounge. No onward chain!



Property Description

LOCATION

Ferryman's Reach is situated in an enviable position close to the waters' edge and the bustling village centre of ever popular Shaldon. 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 sought after development of retirement apartments set quite literally a stone's throw from the sandy estuary beach. Apartment 8 is situated on the second floor and has lift access. The attractive accommodation has an entrance hall with a large store cupboard leading off, a spacious and light sitting room with two sash windows having some aspect towards the higher reaches of the village and woodland, as well as a feature fireplace. This space opens to the kitchen, which is fitted with a good range of units. In addition, there is a good sized bedroom with two double glazed sliding sash windows also having some outlook, and a built in triple cupboard/wardrobe. In addition there is a shower room with a modern three piece suite. The residents also have use of a ground floor communal lounge.

From the communal entrance hall, stairs and a lift rise to the shared entrance landing. From here the panel entrance door opens to the....

ENTRANCE HALL

With panel doors to the principal rooms and coving to the ceiling. A panel door opens to a good sized shelved store





cupboard having the electric hot water heating system, as well as the electricity consumer unit.. There is also the secure entry phone system.

SITTING ROOM

The sitting room is an attractive spacious room with two double glazed sliding sash windows overlooking the rear aspect and taking in views towards some of the higher reaches of Shaldon and woodland beyond. There is a feature ornamental fireplace with a carved surround and a raised, marble effect hearth and inset. There is an ornate cornice to the ceiling and a central rose, two wall lights and a night storage heater. A doorway opens to the....

KITCHEN

The kitchen is fitted with a good range of floor and wall mounted units with white, "high gloss" cupboard door and drawer fronts and ample areas of laminate work surface with tiled surrounds. There is space and a point for an electric cooker with a filter over, and a one and a quarter bowl single drainer, stainless steel sink unit with shelf above. There is under surface space and plumbing for a washing machine and space for a fridge/freezer.

BEDROOM

The bedroom is a spacious and light room with two double glazed sliding sash windows with storage cupboards set below, also overlooking the rear aspect and taking in views towards some of the higher reaches of Shaldon and woodland on the fringes of the village. There is a night storage heater, an ornate cornice and central rose to the ceiling and built in triple cupboard/wardrobe with part mirrored doors.

SHOWER ROOM

The shower room has fully tiled walls and is fitted with a three piece suite comprising a curved shower cubicle with a Mira shower and safety hand rail, a vanity unit with a large wash hand basin, cupboards beneath and spotlights over and a WC. Extractor fan, wall mounted electric panel heater, towel rail and shelf. Coving to ceiling.



Awaiting Floorplan

MATERIAL INFORMATION - Subject to legal verification

Leasehold/Shared Freehold:

Length of Lease: Until June 2115 / 91 years

Annual Ground Rent: N/A

Ground Rent Review: N/A

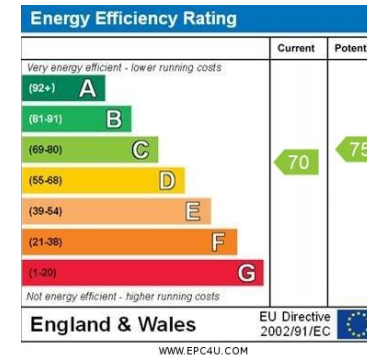
Annual Service Charge: £2016.00 to include water rates, buildings insurance, gardening and cleaning of communal areas, bin rental repairs, maintenance of building, lift maintenance, fire protection etc.

Service Charge Review:

Council Tax Band C

NO INVESTORS OR HOLIDAY HOME BUYERS

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



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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