

STAGS

17 The Rosemullion

17 The Rosemullion

Cliff Road, Budleigh Salterton, Devon, EX9 6LA

Exeter city centre (14 miles). M5 Junction 30 (9.5 miles)

A beautifully presented 2 bedroom apartment in a purpose built block enjoying stunning views out to sea with a garage and ample visitors parking.

- Recently renovated throughout
- No onward chain
- Balcony
- Central location
- Leasehold: 199 years from 1990
- Beautiful views across out to sea
- Garage and ample visitors parking
- Newly installed kitchen and bathrooms
- En-suite master bedroom
- Council Tax band F

Guide Price £400,000

SITUATION

The Rosemullion is a very popular purpose built development of apartments located close to the South West coastal path and a short walk into the centre of the town. This particular apartment is located on the first floor and has recently been updated by the current owners to create a lovely 2 bedroom apartment. 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

A secure communal entrance with video entry system, residents' post boxes, lift and staircase providing access to all floors.

From the communal hall a door opens into a welcoming entrance hall with video entry phone, excellent built-in storage includes a cloak cupboard, additional storage cupboard, airing cupboard with slatted shelving and a fitted wardrobe. Doors lead to the principal accommodation.

A bright and spacious dual-purpose reception room featuring a sliding double glazed patio door opening onto the private balcony. The room benefits from two thermostat-controlled radiators, an attractive fireplace and a useful built-in storage cupboard.

The main bedroom is a generously proportioned double bedroom enjoying a front aspect through a double glazed window. Fitted with an extensive range of built-in wardrobes, cupboards and drawers a door leads through to the en suite shower room beautifully appointed with a recently installed walk-in shower, pedestal wash hand basin, bidet and a chrome heated towel rail.

A contemporary fitted kitchen offering an excellent range of base and wall-mounted units beneath generous work surfaces. Fitted with a sink and drainer incorporating a Quettle mixer tap providing instant boiling and filtered cold water, inset four-ring gas hob with extractor hood above, built-in double oven, integrated fridge/freezer, dishwasher and washer/dryer. A cupboard houses the recently installed gas-fired central heating boiler. Double glazed window together with an internal borrowed-light window overlooking the sitting room.

Bedroom 2 is a well-proportioned double bedroom with a front aspect and pleasant outlook. Fitted wardrobes incorporating cupboards and drawers provide excellent storage and nearby accessed from the hall is a recently refitted with a contemporary shower enclosure, pedestal wash hand basin and concealed cistern WC. Finished with an extractor fan and chrome heated towel rail.

Accessed from the sitting room is a generous private balcony enjoying far-reaching views across Budleigh Salterton towards the coastline. Finished with tiled flooring and benefiting from direct access to the upper communal garden level.

GARAGE AND PARKING

To the rear of the building is a garage in block with up and over door and opposite the main entrance is extensive visitors parking.

SERVICES

Council tax band: F

Tenure: Lease hold - 199 years from 29/9/1990. Maintenance approximately £2,718 per annum. This includes Ground Rent, Building Maintenance & Insurance.

Utilities: Mains gas, water, electricity and drainage

Heating: Gas central heating

Broadband: Standard, superfast and ultrafast available (Ofcom)

Mobile Networks: EE, O2, Three, and Vodafone (Ofcom)

DIRECTIONS

What Three Words: ///punctual.multiples.fats

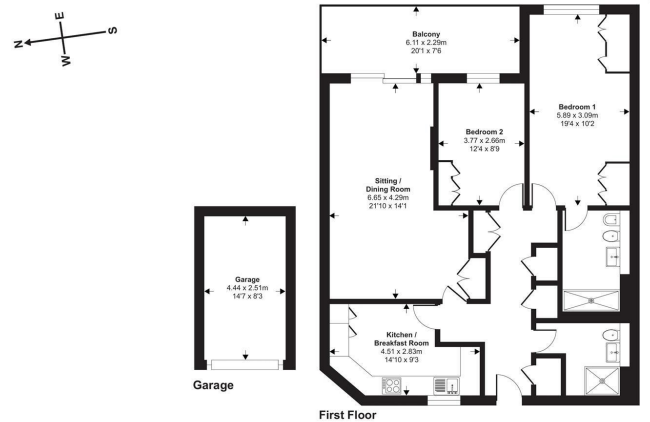






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

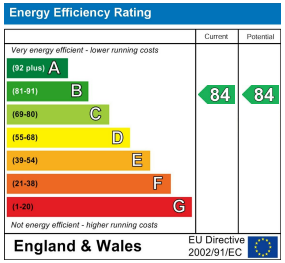




Approximate Area = 1025 sq ft / 95.2 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1145 sq ft / 106.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1483626

STAGS



21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202