



Guide Price £200,000

Shearwater Court, 49 Norman Crescent, Budleigh Salterton, Devon, EX9 6RB







**A well maintained and much improved purpose-built ground floor apartment with an allocated car parking space in a convenient location.**

- Spacious living room
- Modern kitchen with a built-in oven & hob
- Two Bedrooms – one ensuite shower room/w.c.
- Modern bathroom/w.c.
- Economy 7 electric heating & UPVC double glazing
- Shared garden area
- Allocated car parking space
- Quiet and convenient location
- No chain & Long lease
- EPC = C
- Council Tax = B

**Worth viewing because...**

This well maintained and beautifully presented purpose-built ground floor apartment is located within a small quiet cul-de-sac development with an outside children's playpark, constructed in 2003 by Barratt Homes. The town centre and beach are located approximately half a mile away making this an ideal permanent or second home.

**In more detail...**

Shearwater Court enjoys a secure entry system and each of the apartments has an allocated car parking space. The apartment is immaculate throughout and has been much improved by its present owners. The accommodation includes a spacious living room, modern kitchen with a fan assisted electric oven & induction hob, two well-proportioned bedrooms with the main bedroom having a well appointed recently fitted ensuite shower room/w.c. and a modern bathroom/w.c. Other features include laminated floor coverings throughout, Economy 7 electric heating and UPVC double glazing. An early viewing is thoroughly recommended.

**The coastal town of Budleigh Salterton...**

Budleigh Salterton is a particularly sought-after location on the East Devon, World Heritage site "the Jurassic coast". The town has an active fishing community regularly selling their catch on the seafront. There is a good selection of shops in the town which cater for everyday needs, including a butcher, chemist, bakeries, bank, a Post Office and excellent pubs and restaurants. In addition, the town has a doctor's surgery, dentists, accountants and solicitors, as well as several designer shops. Recreational facilities include

the East Devon Golf Club in Budleigh Salterton, together with Woodbury Park and Sidmouth Golf Clubs nearby. There are opportunities for sailing, windsurfing, water skiing, fishing and kite boarding along the coast and in the Exe Estuary. Budleigh Salterton also has a tennis club, croquet and bowls club and two art galleries. As well a local primary school, there are many excellent private and state schools in the area at Exeter, Exmouth, Ottery St Mary and Colyton. The nearby city of Exeter, famous for its cathedral, University, theatres and relaxed style, provides all major stores and a host of boutiques, restaurants and places of unique interest and culture. Communications are excellent, with high-speed trains to London taking just over two hours, Exeter International Airport approximately 11 miles to the north and the M5 motorway is only 8 miles distant. Nearby, Exmouth has a direct train service running into Exeter, which in turn offers main line services to London Paddington and London Waterloo.

#### **Bear in mind...**

Situated on the ground floor by the entrance this property would make an ideal home for a first-time buyer or retirement. There is a sunny aspect shared garden area for the sole use of this apartment and one other. There is a genuine reason for the sale, and the current owners have enjoyed living in the apartment since 2023. There will be no onward chain. The furnishings will be available by separate negotiation.

#### **Directional Note...**

Leaving Budleigh Salterton High Street in the Exmouth direction, turn right at the traffic lights onto Station Road and proceed past The Green. Continue around the bend of the road to the right and the entrance to Norman Crescent will be found immediately on the left-hand side. Shearwater Court will be found on the left-hand side, just after the children's play area.

#### **Room sizes**

Living Room: 15' 10" x 12' 2" (4.83m x 3.70m)

Kitchen: 11' 10" x 5' 4" (3.60m x 1.62m)

Bedroom 1: 11' 10" x 8' 10" (3.60m x 2.68m)

En-suite Shower Room/WC: 5' 7" x 5' 6" (1.70m x 1.670m)

Bedroom 2: 8' 10" x 8' 5" (2.70m x 2.56m)

Bathroom/WC: 6' 2" x 5' 7" (1.87m x 1.70m) maximum measurements

Services: Mains water, electricity and drainage.



## TENURE & OUTGOINGS

**Leasehold.** 155 years from 1st January 2003.

**Ground rent:** £167.71 paid every six months, index linked rising every 10 years and collected by the freeholders.

**Service charge:** £280.18 per quarter and includes £50 towards a reserve fund. Building insurance £252.00 for the period 01/06/25 to 31/05/26. Building maintenance charge of £200 per annum.

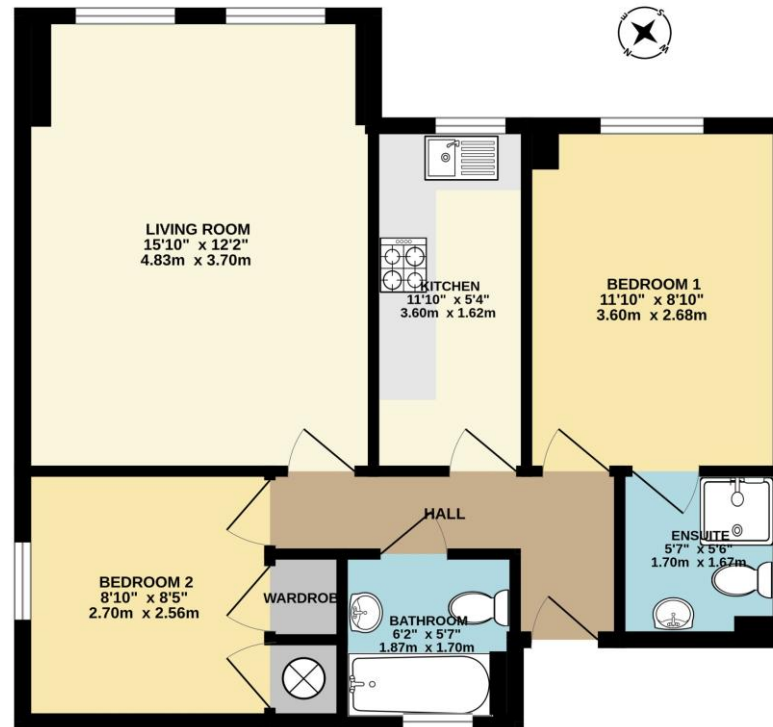
**Freeholder:** Freeholder Managers PLC, Butlers Wharf Building, 36 Shad Thames, London. SE1 2YE.

**Managing agent:** Winfields Block Management.

**Pets:** Domestic pets are permitted so long as they do not cause disruption.

**Lettings:** Shorthold tenancy permitted, holiday lettings not permitted.

GROUND FLOOR



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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## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.