



‘FORELANDS’,
Budleigh Salterton
Devon

David & Rhys
Co.

Property

'Forelands', 12 A Fore Street, Budleigh Salterton, Devon, EX9 6NG

'Forelands' is a well-presented, detached house with a unique position enjoying panoramic coastal views over the beach of Budleigh Salterton and across Lyme Bay. The property benefits from direct access onto the coastal path and beach.

The main accommodation comprises 3 bedrooms (1 ground floor), 2 reception rooms, kitchen, sun balcony, bathroom, utility room and separate w/c. Outside there is a good sized rear garden which is on the level and has a southerly orientation and provides direct access to the coastal path. Gas fired central heating and double glazing are installed throughout and all main services are connected.

There is parking for 3 vehicles and 3 garages to the rear, with vehicular and pedestrian access through a passageway off Fore Street. There is a pedestrian right of access existing over the rear yard in favour of the adjoining property.

Rental:

The property is let on an Assured Shorthold Tenancy at an annual rent of £26,000 per annum.

Planning:

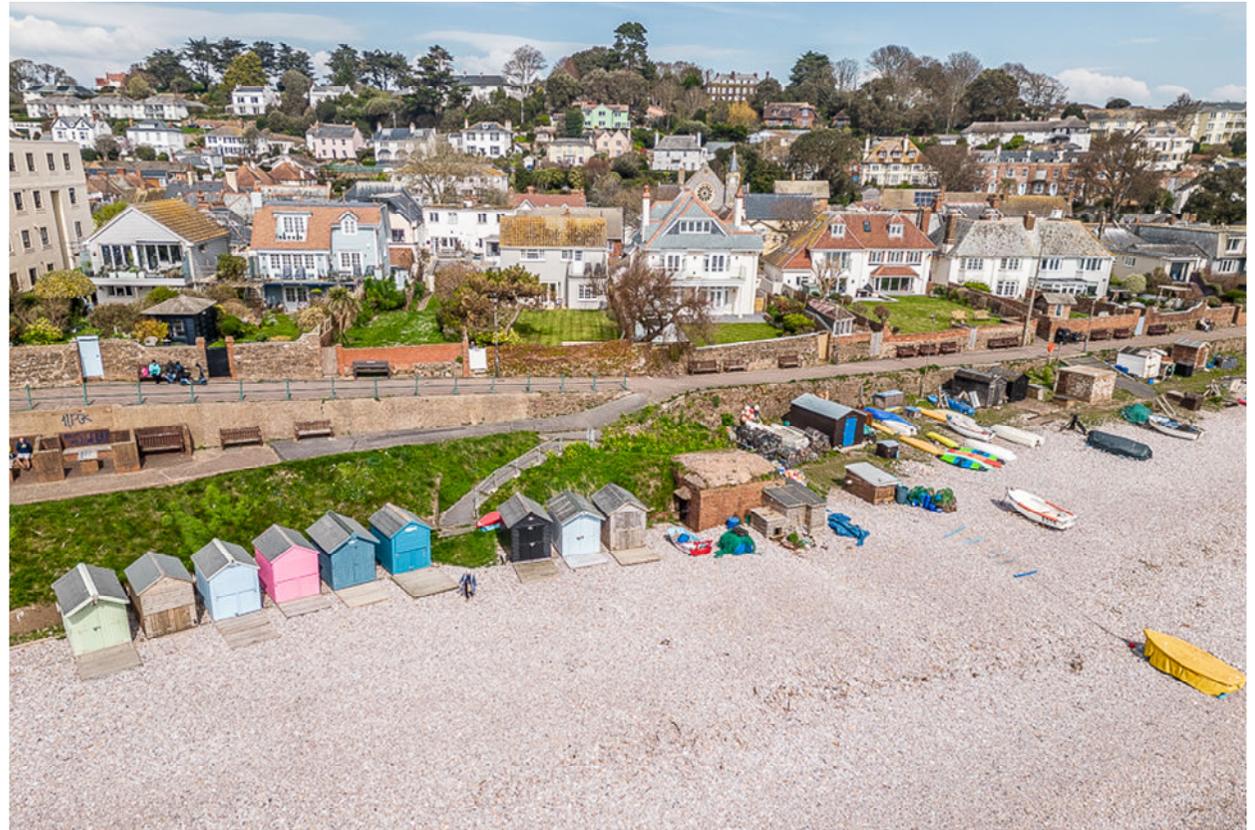
Planning permission was granted (application number 23/10/19/FUL) on 1st September 2023 for the demolition of the existing house and the construction of a new build 3 storey principal residence.

Further information and full plans are available from the agents.

Budleigh Salterton lies within an Area of Outstanding Natural Beauty at the western most point of the East Devon Heritage Coast. The property is situated within a conservation area and identified in the East Devon Local Plan as forming part of the town centre shopping area.

Guide Price £950,000 (Freehold)

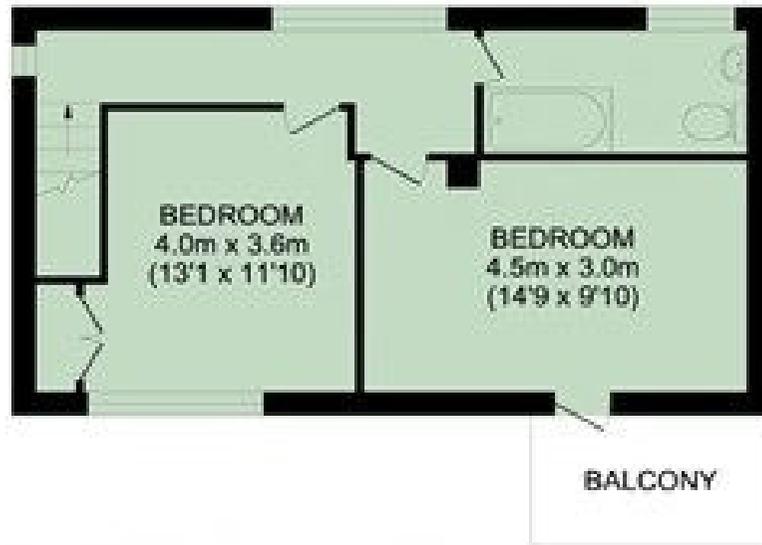
(VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT)



Current Floor Plans



FIRST FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 64.6 SQ.M.
(696 SQ.FT.)

Budleigh Salterton

A tranquil and unspoilt Regency town by the sea, which has managed to retain much of its classic beauty and original charm. Situated on the Jurassic Coastline of East Devon and designated as a World Heritage site, it is considered one of the most desirable coastal locations in the UK. The beautiful two-mile beach, with very clean and safe bathing water, is framed by the picturesque sandstone cliffs, and allows panoramic views across Lyme Bay. Nearby is the Otter Estuary, which has been designated an Area of Outstanding Natural Beauty and has an abundance of wildlife to explore.

Budleigh Salterton has much to offer, having an impressive variety of interesting shops with a wide choice of individually run family businesses, restaurants and cafes. There is also a primary school, doctor's surgery, dentists and a library, all within close proximity of the property. There are a number of clubs and societies that cater for all ages and cover a range of interests, pursuits and activities. East Devon Golf Club, Budleigh Cricket Club plus the Croquet and Tennis Club are renowned sporting venues, whilst culturally the art galleries and drama playhouse have regular exhibitions.

The annual literary and music festivals are recognised on an international level, with some of the town's famous residents regularly contributing. There are opportunities for all types of cycle routes, water sports and fishing along the coast and in the Exe Estuary. Scenic walks can be enjoyed along the South West Coastal path and the Otter Estuary. The nearby pretty villages of East Budleigh, Otterton and Colaton Raleigh also offer a great deal of exploration and interest, with superb walking and riding potential at Woodbury Common.

The Cathedral City of Exeter lies just 12 miles away, famous for its Cathedral, University, theatres and relaxed style. Budleigh Salterton has access to numerous local bus routes, whilst communications from Exeter are excellent and include the M5 motorway, a main line rail link to London (Paddington & Waterloo) and an international airport.

Agents Notes

- The property is offered for sale freehold, by private treaty.
- All mains gas, drainage, water and electric are connected to the property.
- Council Tax Band G. Local Authority- East Devon District Council.
- All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details.
- Please note that any services, heating systems, or appliances have not been tested and no warranty can be given as to their working order. References to the tenure of a property are based on information supplied by the seller.
- We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.
- We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PLANS - SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION (OPTION 1 - 3 STOREY)

SCALE: 1:100



PLANS - GROUND FLOOR - PROPOSED

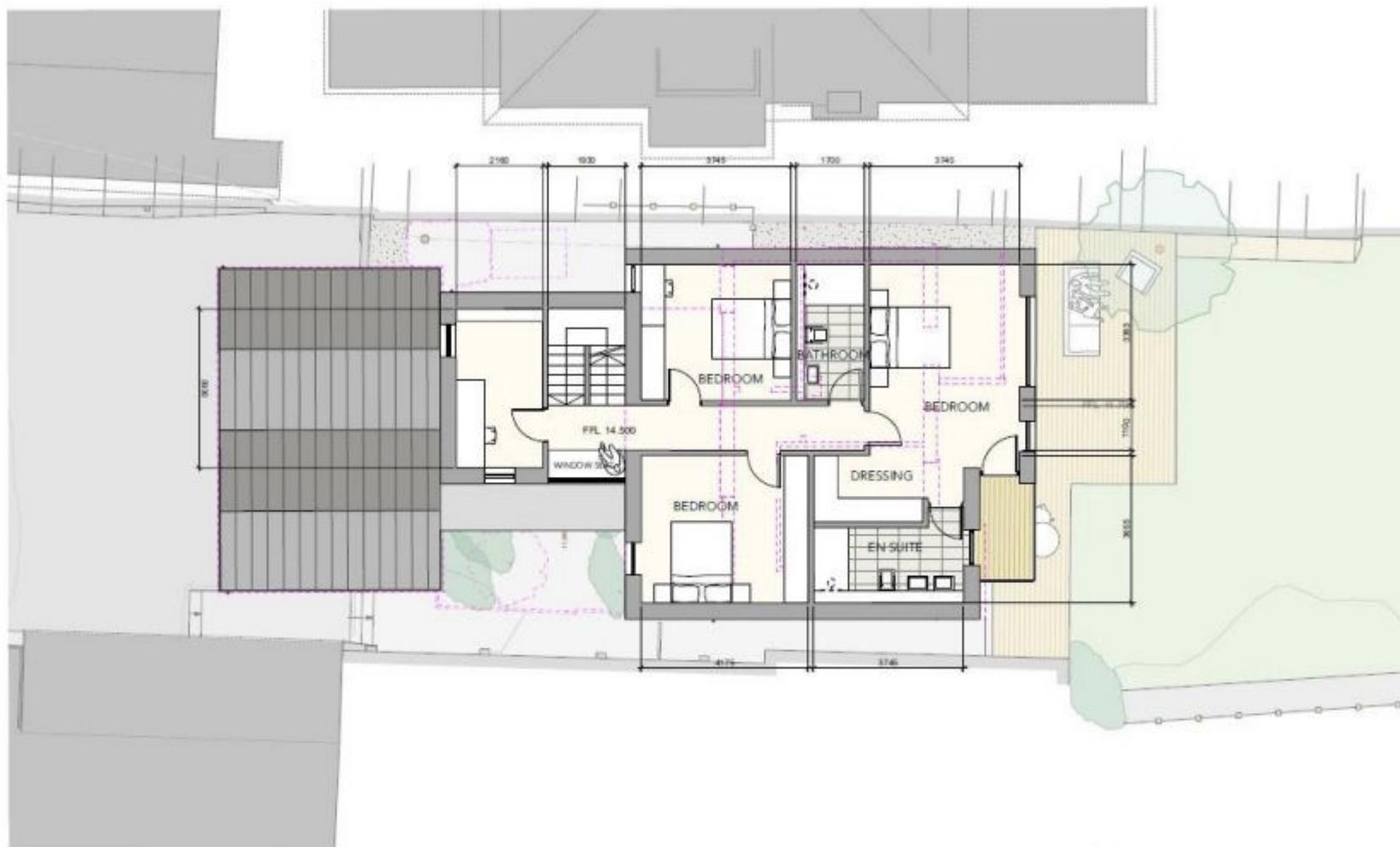


GROUND FLOOR PLAN (OPTION 1 - 3 STOREY)
SCALE: 1:100

Ground Floor Areas
Garage space: 39.64 sq m
House: 97.6 sq m
Total ground floor: 139 sq m
House total area: 290.4 sq m



PLANS - FIRST FLOOR - PROPOSED



First Floor Area
 First floor: 92.7 sq m
 House total area: 290.4 sq m



FIRST FLOOR PLAN (OPTION 1 - 3 STOREY)
 SCALE: 1:100

PLANS - SECOND FLOOR - PROPOSED



SECOND FLOOR PLAN (OPTION 1 - 3 STOREY)
SCALE: 1:100

barc architects
Foreland, EX9 6NG
Sketch Scheme

Second Floor Area
Second floor: 58.7 sq m
House total area: 290.4 sq m



Date: 18th June 2020
Issue: Preliminary
Project: 1204
Dwg: 12
Rev: D
Page: 12

