

Exclusive freehold houses for futureproof seaside retirement

Blue Cedar Homes is creating something special in the sleepy coastal town of Budleigh Salterton and Palmers Whitton & Laing, **team** estate agency, is delighted to bring to the market a choice of homes in the exclusive Westfield Gardens - a unique development close to the town centre and the beautiful East Devon shoreline - ready for occupancy in August 2011.



Just 15 miles from the city of Exeter, unspoilt Budleigh and its coast is a stroller's paradise – a designated Area of Outstanding Natural Beauty with charming architecture, interesting independent shops, spectacular sandy red cliffs forming the Western most part of the Jurassic Coast and two and a half miles of long pebbly beach creating a natural promenade with spectacular views of the sea and River Otter.

Westfield Gardens is the most significant development of houses in the town for 30 years. The unique development will consist of just 11 attractive and spacious freehold houses - six detached and five attached – set in stunning soft landscaped gardens by leading landscape architect, Mike Westley - with a summerhouse, elegant water feature and seating areas in a central shared garden. The properties also enjoy a private patio, accessed via French doors from the living/ dining room areas.



The paved private driveway around the central landscaping at Westfield Gardens provides access to the houses as well as visitors' parking. Elegantly designed automated timber entrance gates can be operated from inside each property and will subtly blend security with a welcoming appearance upon arrival.



Sympathetically and intelligently designed by leading local architects, the 11 homes will provide generous energy-efficient accommodation with fresh bright rooms and a high quality finish in a classic contemporary style along with easy adaptability, should it be required now or at any point in the future.

A meticulous attention to detail will be demonstrated throughout each property, to be fitted with a quality Mayflower designed and installed kitchen with a complete set of integrated Neff appliances and granite worktops; stylish Mayflower bathrooms and shower rooms; easily controlled underfloor heating across the entire ground floor and good storage provision including adjoining oversized garages with automatic, remote controlled doors for most plots.

For accessibility and long-term suitability, the future-proof accommodation is arranged over two floors enabling a generously-sized ground floor bedroom with en-suite if desired; the ground floor is wheelchair-friendly with level door thresholds; the stairs 'easy rise' to allow for the simple future installation of a stair lift and a security alarm system fitted with a Tunstall Lifeline Connect+ installation in each property for connection if and when required. These features are all discretely integrated in a manner that will not be apparent at day one.

Managed by Exeter-based developers, Blue Cedar Homes, a quarterly charge will cover the cost of a visiting estate manager who will ensure that the landscaping is constantly maintained to the highest standards and provide a friendly helping hand as required, as well as the provision of regular window cleaning, gutter cleaning and periodic external redecoration.

Richard Harman, associate at Palmers Whitton & Laing, said: "This development really is delightful and quite unique with the properties being exclusive, freehold houses and so close to the town centre and the coast. Security is high on the agenda, which provides peace of mind to those who spend time away from home, a lot of the maintenance is taken care of and Blue Cedar have thought of everything to make these beautiful homes future-proof with easy adaptability if required. Three of the properties are already reserved so we would urge anyone who is interested in owning one of these impressive homes to get in touch as soon as possible."

Westfield Gardens will be complete and ready for occupancy in August 2011. Prices range from £465,000 to £625,000. For further information, contact Palmers Whitton & Laing, **team** estate agency in Budleigh Salterton – pop into the office at 47 High Street or call 01395 445600 for a brochure.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent **team** logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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