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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









177X Rowan Meadow, EXMOUTH, EX8 5BT

Offers in the region of £39,950

An immaculate 2018 Abi Ambleside Mini Lodge located with this stunning view on the front row located on Rowan Meadow ** IMMACULATE FINISH AND HIGHLY APPOINTED ACCOMMODATION ** ABSOLUTELY STUNNING ! ** SUPERB PLOT AND MANY EXTRA'S INCLUDED ** This detached lodge is prestigious and fabulously located. The uninterrupted quite outstanding sea and coastal views really need to be witnessed and viewed to be fully appreciated. Having had only one careful owner since BRAND NEW in 2018 ** A luxuriously appointed fully furnished and equipped " 40ft x 14ft ** Master Bedroom with en-suite bathroom ** Further family shower room ** Outstanding veranda **. There is gas central heating to radiators and double glazing.

GENERAL DESCRIPTION



** NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** Offers in the region of £39,950 ** An immaculate 2018 Abi Ambleside Mini Lodge located with this stunning view on the front row located on Rowan Meadow ** IMMACULATE FINISH AND HIGHLY APPOINTED ACCOMMODATION ** ABSOLUTELY STUNNING ! ** SUPERB PLOT AND MANY EXTRA'S INCLUDED ** This detached lodge is prestigious and fabulously located. The uninterrupted quite outstanding sea and coastal views really need to be witnessed and viewed to be fully appreciated. Please see attached photographs. Having had only two careful owner's since BRAND NEW in 2018 ** A luxuriously appointed fully furnished and equipped " 40ft x 14ft ** Master Bedroom with en-suite bathroom ** Further family shower room ** Outstanding veranda **. There is gas central heating to radiators and double glazing. Fully furnished and sold as seen fully equipped. Early vacant possession can be arranged. ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** Find our offices on the main Budleigh Salterton High Street next door to Tescos express ** 01395 720022 ** www.sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com **

DEVON CLIFFS LOCATION





Situated on this award winning development with breath taking views of the Jurassic coastline, a blue flag award winning sandy beach, the southwest coastal path, restaurants cafes, bars, shops, swimming pools and activities plus owners club/lounge. Exmouth is a well stocked popular seaside Town with excellent access to the cathedral city of Exeter and the M5 motorway.

STUNNING UNINTERRUPTED SEA VIEWS



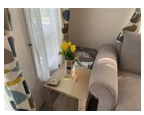
GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON





SANDY BAY/DEVON CLIFFS is set in an easily accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

FURTHER GENERAL INFORMATION











The Mini Lodge is a 2018 ABI Ambleside Premier Mk2 two bedroom 40ft x 14ft located on Rowan Meadow this is a front row signature plot which affords access to wonderful uninterrupted view of the south coast down towards Budleigh Salterton.

* The property is accessed via a gated wrap around decking with glass balustrading which extends across the full width of the property to the front of the lodge, accessing the view.
* The property comprises of a living area with 2 full size sofas, which one is a sofa bed & storage foot stool. Wooden flooring

is installed to the living area. Patio doors to the front leading to the decking area. Electric fire with central heating radiators throughout the lodge. TV unit & 40' TV included in the sale.
* Fully fitted kitchen diner with integrated dishwasher & washing machine. The lodge will be left fully equipped with the Haven standard inventory (plates, cutlery, glasses, cups etc.) including kettle & toaster to allow the new owners to move straight in.
*Entrance Hall with cupboard (boiler location) and seat with clothing hooks, central heating radiator.
*Separate shower room with basin & WC with Velux window (New radiator fitted in 2024)
*Twin bedroom with full size beds and mattresses (New carpet fitted at the start of 2024). Fitted wardrobe. Fitted dressing table and full length mirror.
*Main bedroom with en-suite shower WC and Basin, Kingsize bed and mattress with under bed storage, mattress, two side tables, fitted wardrobes and dressing table with over head storage. Window seat, New carpet fitted to bedroom and new radiator installed to the en-suite at the beginning of 2024.
* External tap fitted.
* Original documents will be passed over upon sale.

BEAUTIFUL FITTED KITCHEN



BEAUTIFUL FITTED KITCHEN



BEAUTIFUL FITTED KITCHEN



BEAUTIFUL FITTED KITCHEN



DINING AREA

DINING AREA

LOUNGE WITH STUNNING SEA VIEWS



LOUNGE



LOUNGE





INNER HALLWAY

MASTER BEDROOM SUITE





MASTER BEDROOM SUITE





EN SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2





FAMILY SHOWER ROOM











VERANDA



VERANDA





FLOORPLAN

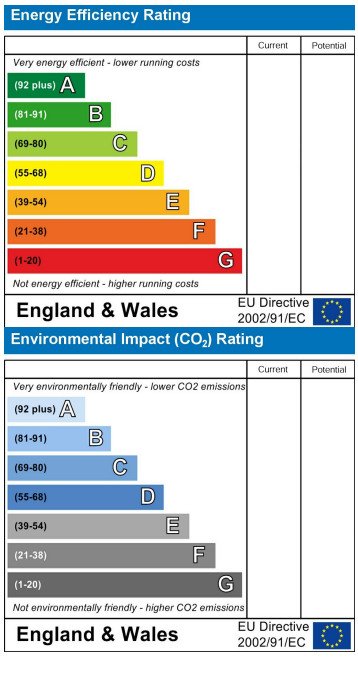


OUTSIDE









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