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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









32 Westdown Farm, Exmouth, EX8 5BU

Offers in the region of £34,950

2015 "WILLERBY BROCKENHURST 40FT X 12FT" CENTRALLY HEATED. Comprising of a newly renovated lounge with smart LG TV, new modern electric fire, acoustic boarding and chest of drawers with matching coffee table, a 3 seater clic-clac sofa and an oversized chair. The kitchen has a full oven, dishwasher, microwave and raised dining table. The single bedroom with a bed, wardrobe with drawers and an additional set of drawers. Principal bedroom with king size Otterman storage bed, two ample wardrobes, chest of drawers, and two bedside drawers. Fully renovated bathroom with sink and storage unit. LPG gas fired boiler, wc and shower, Outside from exiting the french doors, to the right the current owners have extended the decking to provide steps down to a private garden with artificial grass and a decking area for dining. To the front side there is an Asgard storage unit containing a Bosch washing machine and a separate Bosch dryer and a further Asgard storage unit and parking for one car.

GENERAL DESCRIPTION

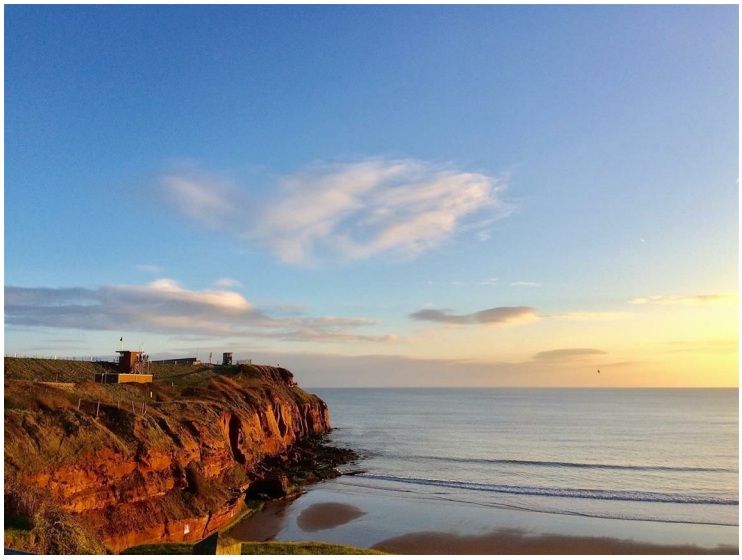


** £34,950 *** NEW MARKETING THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** WESTDOWN FARM, SANDY BAY, EXMOUTH ** THIS IS NOT!! LOCATED AT DEVON CLIFFS THE ENTRANCE TO WESTDOWN FARM CAN BE FOUND JUST OFF OF THE " WORLD OF COUNTRYLIFE CARPARK " A FANTASTIC OPPORTUNITY TO ACQUIRE THIS IMMACULATE completely refurbished re created and enhanced to an incredibly high standard. Offers in the region of £34,950.

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Site fee's £3,214 ** Beautifully presented and furnished fully equipped and sold as seen ** A small private park on Devon's glorious Jurassic coast. A small private family run park offering a friendly relaxing atmosphere appealing to those who wish to unwind slowly. Enjoy the comfort of your own property without the disturbances associated with more commercialised parks. West Down Farm is a small holiday home park on Devon's glorious south coast and two miles from Exmouth town centre. The park has been laid out to give each property a lovely South West aspect with views along the coast and towards the Exe Estuary. NO CHAIN ** ACCOMPANIED VIEWINGS SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.SARAH-DUNN.CO.UK WWW. WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM 01395 720022 ** FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCO'S EXPRESS **

LOCATION



Situated at Sandy Bay on this small immaculately run select family owned park within a short walk of areas of outstanding beauty plus breath taking views of the Jurassic coastline, a blue flag award winning sandy beach, the southwest coastal path, restaurants cafes, bars, shops, swimming pools if required. This is a quiet park with no facilities with a much more "Residential feel". Exmouth is a well stocked popular seaside Town with excellent access to the cathedral city of Exeter and the M5 motorway.

LOCATION



ABOUT WESTDOWN FARM





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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.

GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON



KITCHEN/BREAKFAST ROOM



LOUNGE



LOUNGE



INNER HALLWAY



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



REFITTED SHOWER ROOM



REFITTED SHOWER ROOM



LANDSCAPED GARDEN





LANDSCAPED GARDEN





VERANDA



VERANDA



OUTSIDE



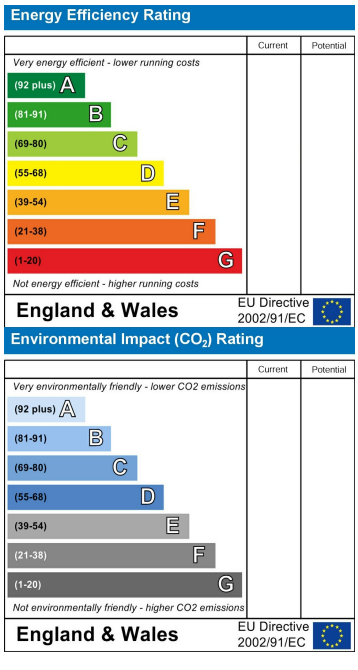


OUTSIDE









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