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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









17 Carter Avenue, Exmouth, EX8 3EF

Offers in the region of £349,950

NEW TO THE MARKET * I am delighted to have been given instructions to sell this absolutely stunning family home which has been a cherished and loved family home for many decades therefore this is the first time that this property has been available to the open market in over three decades. The property has been the subject of a rigorous programme of refurbishment * extension and enhancement by the current owners and no thought effort or cost has been spared in the presentation for the owners enjoyment. A really special opportunity. Full sales particulars are in the process of being prepared. There is a short chain attached to the sale of this property therefore early vacant possession is available. We are currently booking viewings. Accompanied viewings are always available seven days a week.

LOCATION



" CARTER AVENUE" is set in an easily accessible established location on a regular bus route within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. 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 via Flybe airlines. 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.

ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A



Sarah Dunn & Co estate agents operate a accompanied viewing and full valuation service seven days a week for your convenience. If you are abroad in a different time zone we operate a 24 hour service for your convenience. Best wishes - Sarah Dunn.

PERSONAL NOTE FROM SARAH DUNN

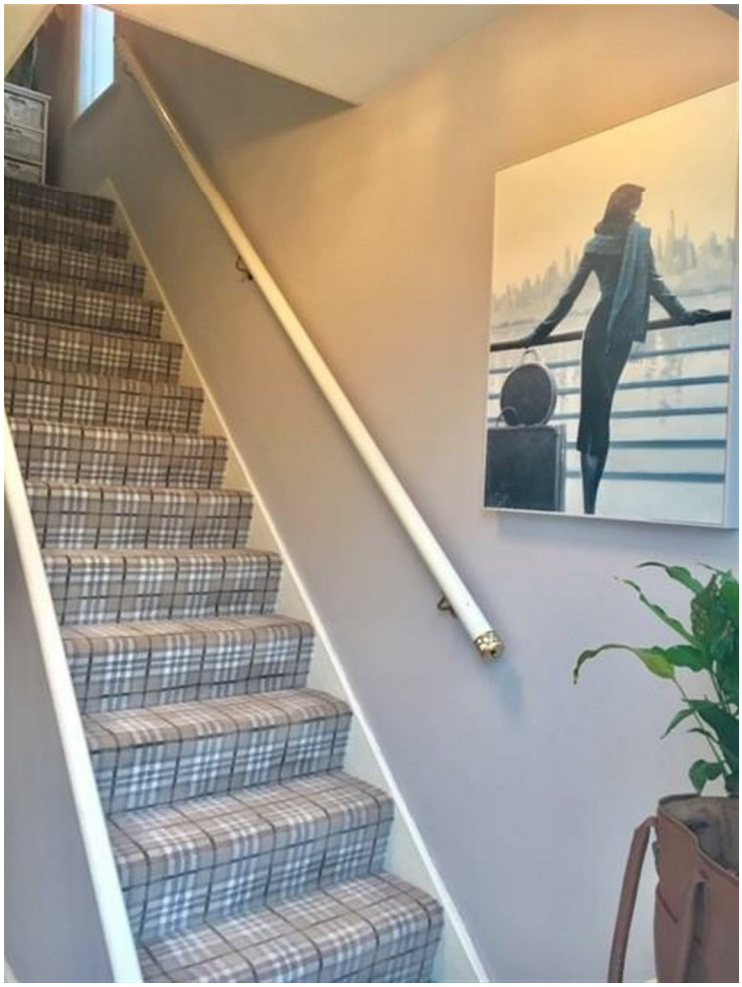


This is a particularly stunning home which has not been offered to the market in over 3 decades. An ultimate family home.
Viewing is strongly recommended. Best wishes - Sarah Dunn

RECEPTION HALL



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



LOUNGE

15'4" x 11'9" (4.67m x 3.58m)



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



KITCHEN/BREAKFAST/FAMILY ROOM

20'8" x 12'9" (min) (6.30m x 3.89m (min))

INTERNAL PHOTOGRAPH



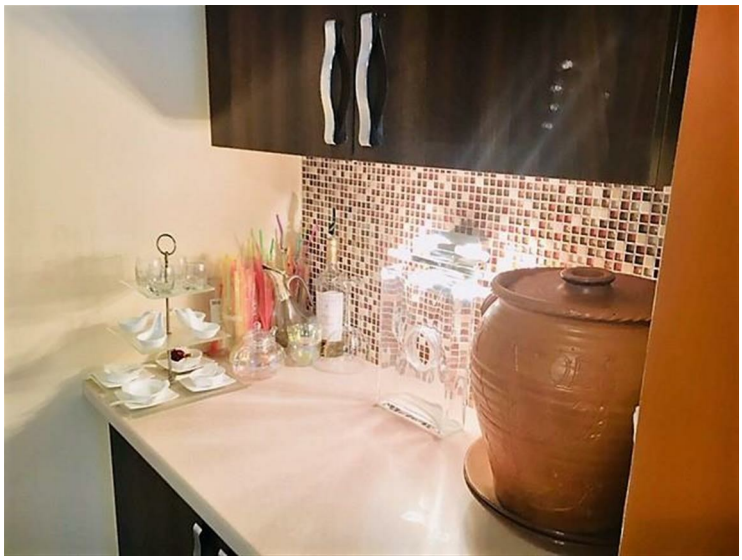
INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



CONSERVATORY

10'1" x 7'11" (3.07m x 2.41m)

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



1ST FLOOR LANDING

FAMILY BATHROOM



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 1
15'2" x 9'4" (4.62m x 2.84m)

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 2

12'8" x 9'1" (3.86m x 2.77m)



INTERNAL PHOTOGRAPH



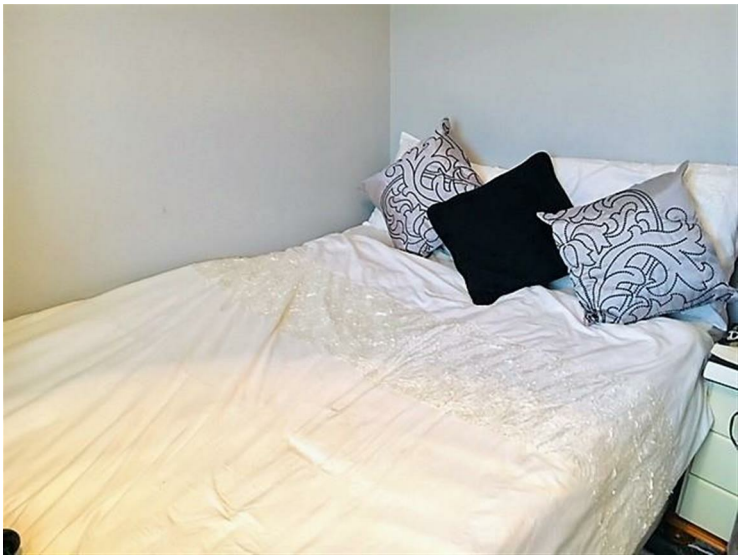
INTERNAL PHOTOGRAPH



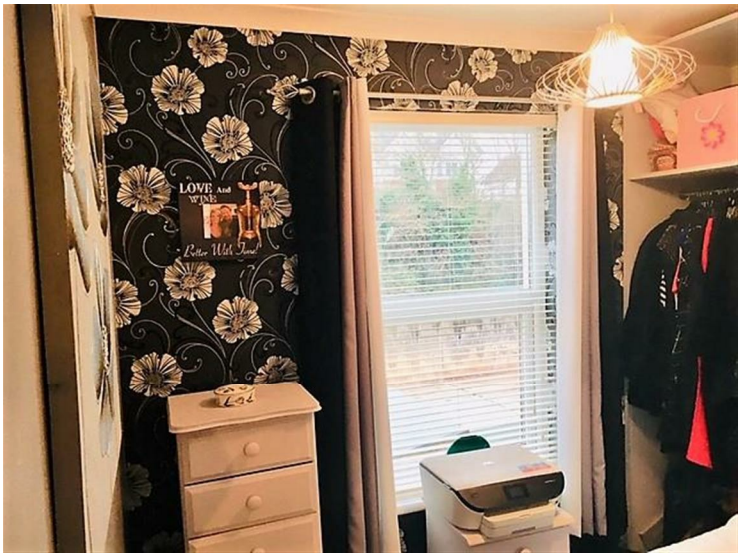
BEDROOM 3

8'11" x 8'8" (2.72m x 2.64m)

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



OUTSIDE

EXTERNAL PHOTOGRAPH

EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



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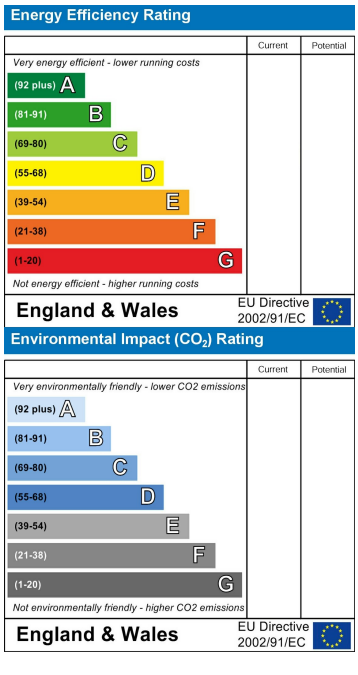


EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH





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