

"A Business Built Upon Recommendations!"

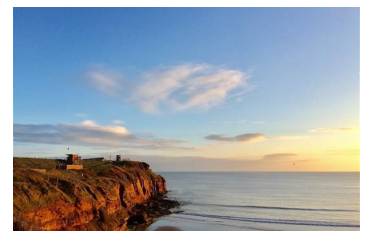


63 Beach Walk, Exmouth, EX8 5BT

Offers in the region of £22,950

SOLE SELLING AGENTS - SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE BEEN INSTRUCTED TO SELL THIS DETACHED PROPERTY SITUATED ON THE MOST POPULAR AND DESIRED " BEACH WALK". There is potential significant yield/rental value attached to this property if required. A property known as the " SWIFT LOIRE" There are plentiful windows giving this property dual aspects from three sides providing sea and coastal views. The property enjoys this well proportioned plot and is well maintained enjoying all home from home comforts. Please register your interest personally with Sarah Dunn. Accompanied viewings are available seven days a week.

- SITUATED ON THE MOST SOUGHT AFTER" THE ELMS
- "SWIFT LOIRE"
- HIGHLY APPOINTED
- ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEKV
- GAS RADIATOR CENTRAL HEATING
- THREE BEDROOMS
- HOME FROM HOME ACCOMMODATION
- SHORT WALK TO THE BEACH
- TWO BATHROOMS
- NO CHAIN



Energy Efficiency Rating		Current	Potential
The energy efficient - lower running costs			
A	101-155		
B	81-100		
C	61-80		
D	41-60		
E	21-40		
F	1-20		
G	1-10		
The energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	101-155		
B	81-100		
C	61-80		
D	41-60		
E	21-40		
F	1-20		
G	1-10		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	