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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









45 The Spruces, Exmouth, EX8 5BT

Offers in the region of £25,000

**** NEW TO MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT **** Location... Location...Location... ** Offers in the region of £25,000 ** An excellent opportunity to acquire this well maintained THREE BEDROOM detached holiday home situated within a short walk of the beach with sea views *** good size well planned and proportioned accommodation idea for the growing family *** family shower room plus a separate cloakroom ** parking adjacent to the property ** Sold as seen fully equipped and furnished ** Double glazing and gas heating ** ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK ** Please contact our holiday home and lodge manager Amanda Hocking on 01395 720022.

GENERAL DESCRIPTION



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LOCATION



Situated on this award winning development with breathtaking 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.

ATTENTION INVESTORS

There is a potential for holiday lettings. More information of the proven track record of the letting income can be provided by request. Because of the superior pitch and spacious luxurious accommodation this property enjoys income potential making this property an excellent buy to let property for the investment portfolio purchaser. Please feel welcome to discuss the investment opportunities with this property directly with Sarah Dunn personally 01395 720022.

PERSONAL NOTE FROM SARAH DUNN

Hello to all. This property enjoys an excellent pitch with a lovely view. The property has been superbly maintained by the careful owners Viewing is highly recommended. I look forward to meeting you and serving you. Best wishes - Sarah Dunn.

VIEWINGS AVAILABLE 7 DAYS A WEEK

At Sarah Dunn & Co Estate Agents Exmouth (LTD) we offer a full seven day a week service. We accompany viewings and value properties SEVEN DAYS A WEEK for your convenience. We will accommodate you at your convenience as we appreciate many clients maybe travelling a distance from out of the area. We will always accommodate your times and days to view SEVEN DAYS A WEEK. Best wishes - Sarah Dunn.

GENERAL LOCATION

DEVON CLIFFS is set in an easily accessible established prestigious location 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.

FLOORPLAN



KITCHEN/DINING ROOM

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



LOUNGE





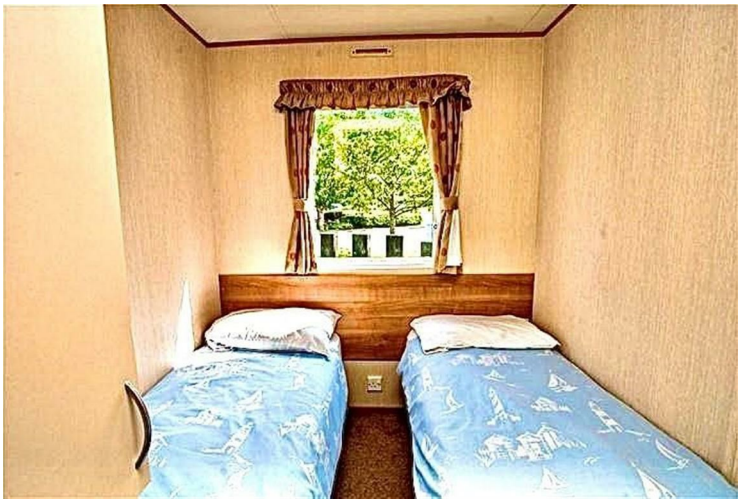
BEDROOMS & BATHROOMS



INTERNAL PHOTOGRAPH



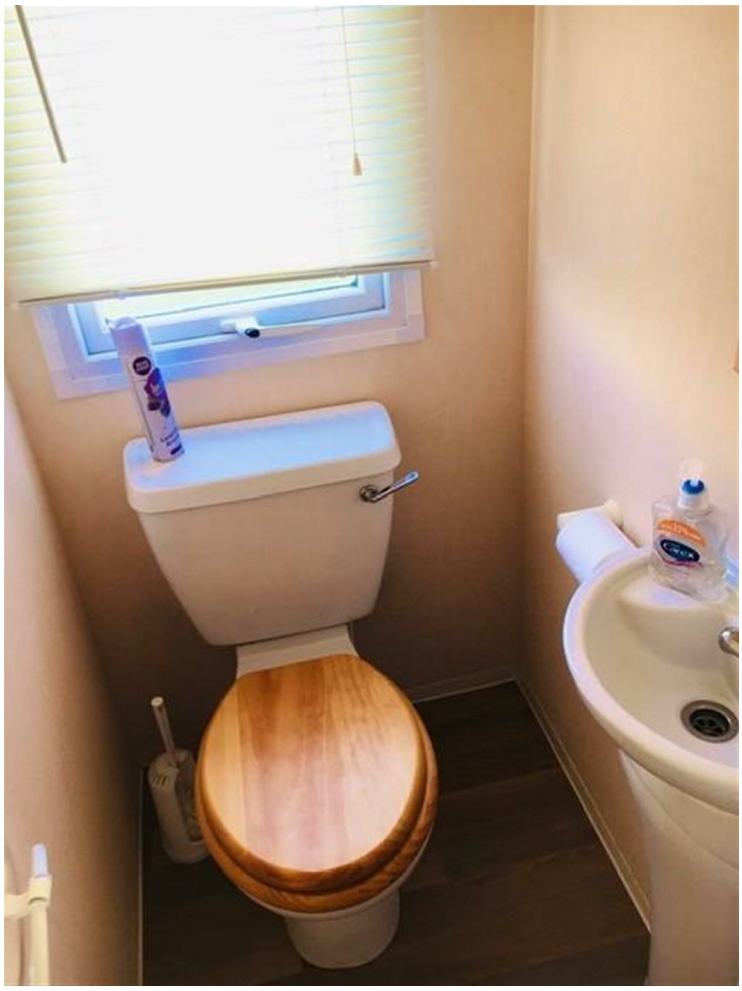
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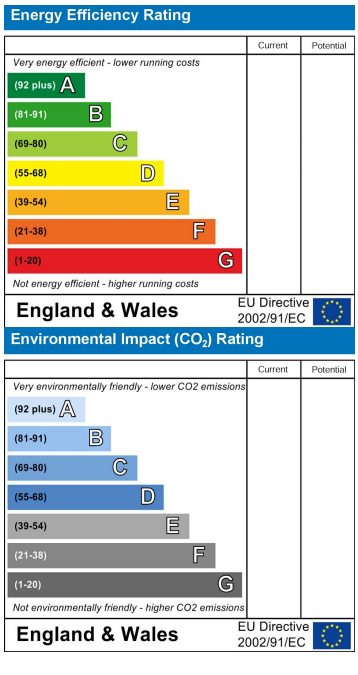
INTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH

EXTERNAL PHOTOGRAPH





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