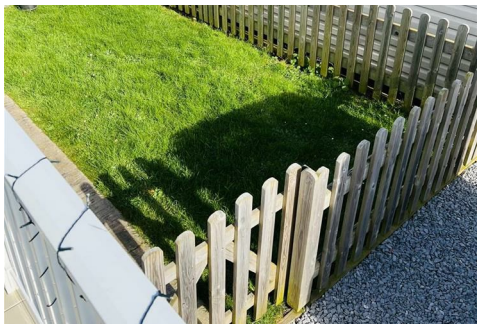
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"A Business Built Upon Recommendations!"









D67 Monks View Ladram Bay, Budleigh Salterton, EX9 7BX

Offers in the region of £32,500

**NEW MARKETING £37,500 ALL SERIOUS OFFERS CONSIDERED ** AN EXCELLENT ALTERNATIVE TO PURCHASING FROM " BRAND NEW ** SITE FEES c. £7,000 NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS SUNDAY WITHIN OUR "SUNDAY SERVICE" AN IMMACULATE " ABI COVE " ONE CAREFUL OWNER FROM "BRAND NEW" IN 2018 (NEVER RENTED). We are delighted to have received instructions to sell this immaculate 2 bedroom holiday home located in the most beautiful and envied location of "Ladram Bay " situated on this most sought after crescent of lodges known as "MONKS VIEW ". This property enjoys sea coastal and countryside views with in easy walk of the beach. Situated within walking distance of the pretty and most desired village of " Otterton" which boasts everything desired about a BEAUTIFUL AND TRANQUIL Devonshire village. * QUIET PEACEFUL LOCATION * AMENITIES ON SITE IF REQUIRED * Ultimate second home with fantastic income potential. DRIVEWAY & ENCLOSED GARDEN *. * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** NO CHAIN ** SOLD AS SEEN AND FULLY FURNISHED ** AVAILABLE NOW ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK 01395 720022 find our offices on the main Budleigh Salterton High Street Next door to Tescos express ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE **

GENERAL DESCRIPTION



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LADRAM BAY LOCATION





Ladram Bay and Otterton are 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.

OTTERTON VILLAGE



Situated on this prestigious plot within the beautiful Ladram Bay within walking distance of the most popular and sought after pretty village of "Otterton" in East Devon which has a popular local public house ideal for family meals. Ladram Bay is within a 10 minute drive of the popular beaches on the Jurassic coastline in Exmouth * Sidmouth * Budleigh Salterton *. Ladram Bay is within easy reach of the Cathedral City of Exeter the M5 Motorway and Exeter Airport.

LADRAM BAY FACILITIES





KITCHEN



KITCHEN



KITCHEN



KITCHEN





DINING AREA



DINING AREA

LOUNGE



LOUNGE



LOUNGE



INNER HALLWAY



MASTER BEDROOM





MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



EN SUITE CLOAKROOM





BEDROOM 2





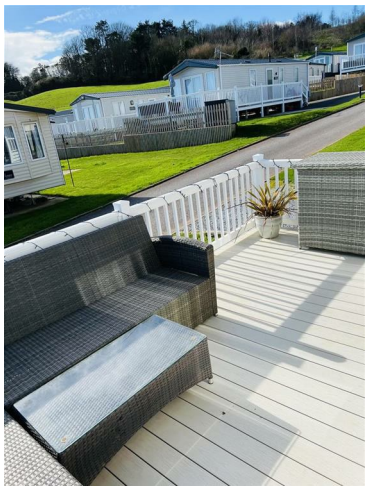
MASTER FAMILY SHOWER ROOM



MASTER FAMILY SHOWER ROOM

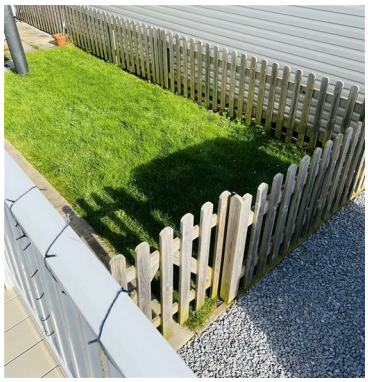


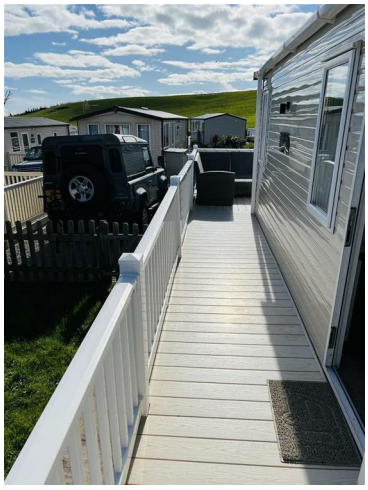
FANTASTIC VERANDA





ENCLOSED GARDEN



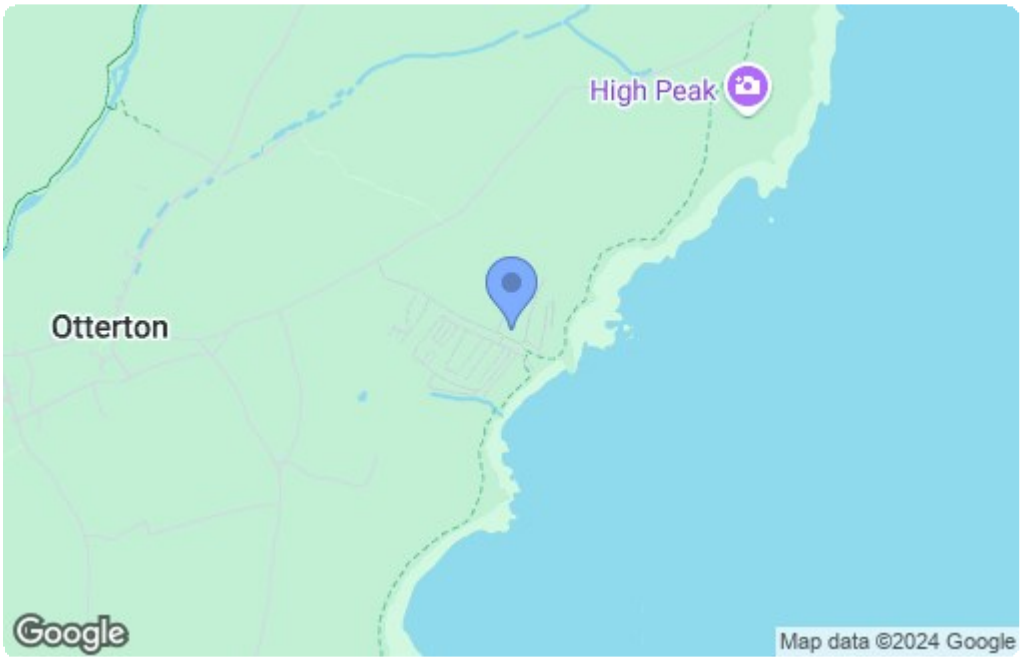


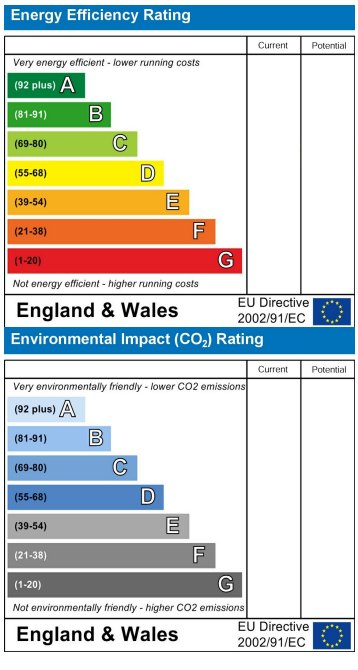
DRIVEWAY



OUTSIDE STORAGE







14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk