

"A Business Built Upon Recommendations!"



44 The Spruces, Exmouth, EX8 5BT

£13,950

PRICE REDUCED FOR IMMEDIATE SALE - An excellent opportunity to acquire this superbly positioned beautifully maintained and presented three bedroom fairly new static ABI Horizon property. PRICED TO SELL the property enjoys a fantastic sea view and an exceptional good size plot in this prime location known as Sandy Bay. This property offers excellent value for money. This property offers great holiday accommodation for the family situated on the award winning facility of "Sandy Bay" in Exmouth Devon and or a fantastic comfortable highly equipped second home with great income potential with access to great facilities and a private Sandy Beach. The property also offers excellent rental income being achieved depending on the season. The property offers two twin bedrooms along with a double bedroom with freeview TV plus there is a family shower room and a further cloakroom. CONTACT SARAH DUNN * NORMA FAIRBANKS * DARREN WHEELER ON 01395 720022 to arrange your viewing appointment. VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK.

GENERAL DESCRIPTION

SOLE AGENTS - An excellent opportunity to acquire this superbly positioned beautifully maintained and presented three bedroom fairly new static ABI Horizon property. PRICED TO SELL the property enjoys a fantastic sea view and an exceptional good size plot in this prime location known as Sandy Bay. This property offers excellent value for money. This property offers great holiday accommodation for the family situated on the award winning facility of "Sandy Bay" in Exmouth Devon and or a fantastic comfortable highly equipped second home with great income potential with access to great facilities and a private Sandy Beach. The property also offers excellent rental income being achieved depending on the season. The property offers two twin bedrooms along with a double bedroom with freeview TV plus there is a family shower room and a further cloakroom. CONTACT SARAH DUNN * NORMA FAIRBANKS * DARREN WHEELER ON 01395 720022 to arrange your viewing appointment. VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK.

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

The current owners have enjoyed high quality tenants on a holiday let basis. More information of the proven track record of the letting income can be provided by request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not 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		
(92 plus) A		
(81-91) B		
(69-80) C		
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