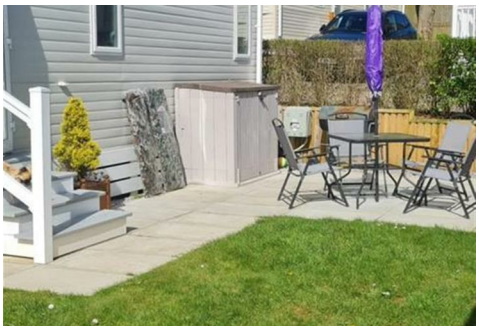
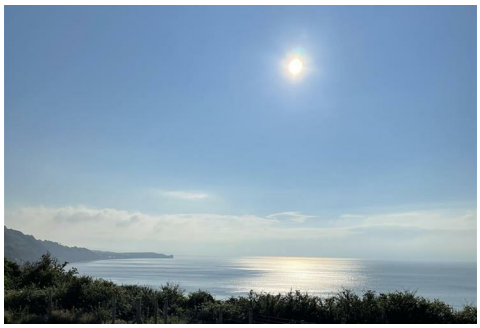
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19 Smugglers, LADRAM BAY, OTTERTON, EX97BX

Offers in the region of £29,950

Situated on this most sought after crescent known as "The Smugglers" An immaculate and perfect example of this Two bedroom "2021 ABI BEECHCOMER" occupying this corner plot with driveway and enclosed garden ** GAS RADIATOR CENTRAL HEATING ** DOUBLE GLAZING ** Veranda ** Installed washing machine and tumble dryer. We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay". IMMACULATE ORDER THROUGHOUT WITH enclosed garden incorporating a driveway ** This property is within walking distance of the wonderful beach and areas of countryside of outstanding beauty. Situated within walking distance of the pretty and most desired village of "Otterton" which boasts everything desired about a BEAUTIFUL AND TRANQUIL Devonshire village.

GENERAL DESCRIPTION



** NEVER LET ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK ** £29,950 ** NEW MARKETING THIS AFTERNOON "LADRAM BAY ** 2021 ABI BEECHCOMER EXCELLENT VALUE DUE TO ILL HEALTH ** OFFERS IN THE REGION OF ** £29,950 ** ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME ** Situated on this most sought after crescent known as "The Smugglers" An immaculate and perfect example of this Two bedroom "2021 ABI BEECHCOMER" occupying this corner plot with driveway and enclosed garden ** GAS RADIATOR CENTRAL HEATING ** DOUBLE GLAZING ** Veranda ** Installed washing machine and tumble dryer. We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay". IMMACULATE ORDER THROUGHOUT WITH enclosed garden incorporating a driveway ** This property is within walking distance of the wonderful beach and areas of countryside of outstanding beauty. 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 * * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** SOLD FULLY FURNISHED AND EQUIPPED ** NO CHAIN ** BEAUTIFULLY MAINTAINED AND PRESENTED ** 01395 720022 ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK ** Find our offices on the main Budleigh Salterton High Street next door to Tesco's express.** (01395) 720022 ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK **

LADRAM BAY LOCATION



Ladram Bay and Otterton are set in an easily accessible location within close proximity of Exmouth's, Budleigh Salterton's and Sidmouth'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.

GENERAL LOCATION BUDLEIGH SALTERTON/EXMOUTH





Set in an easily accessible and 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 and Exeter also enjoys access to a scheduled airline. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only eleven miles away with the M5 motorway located approximately five miles away.Set in an easily accessible and 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 and Exeter also enjoys access to a scheduled airline. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only eleven miles away with the M5 motorway located approximately five miles away.

BEAUTIFUL VILLAGE OF OTTERTON

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.

KITCHEN



KITCHEN





KITCHEN



DINING AREA



DINING AREA



LOUNGE





LOUNGE



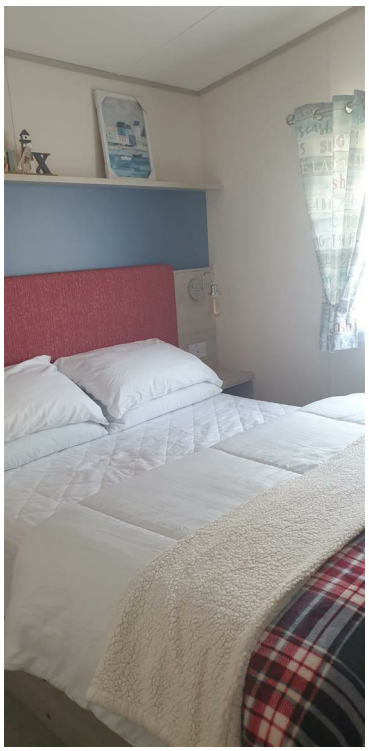


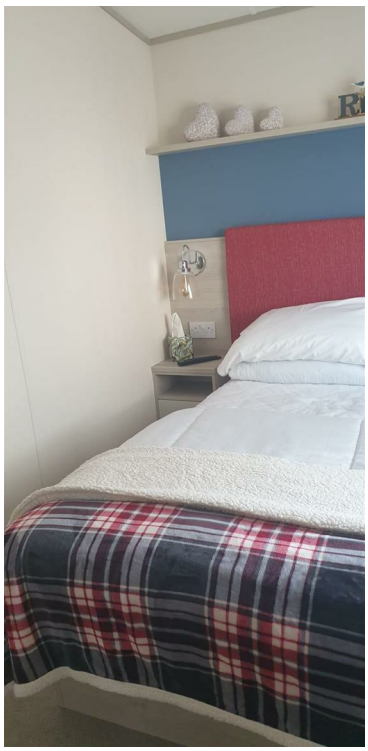


MASTER BEDROOM



MASTER BEDROOM





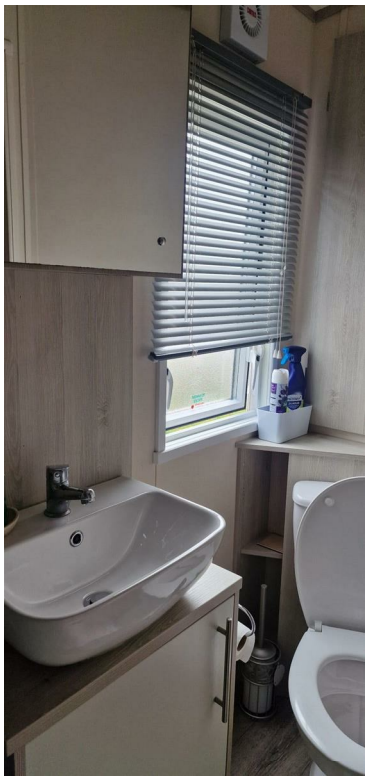
MASTER BEDROOM





FAMILY SHOWER ROOM





EN SUITE CLOAKROOM





BEDROOM 2

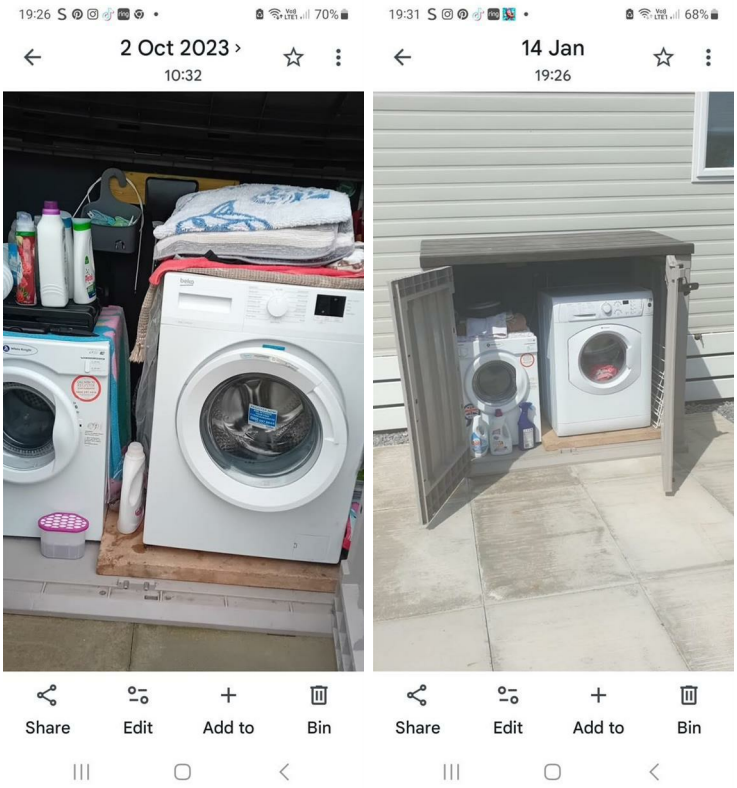


BEDROOM 2



ENCLOSED GARDEN

OUTSIDE UTILITY CUPBOARD

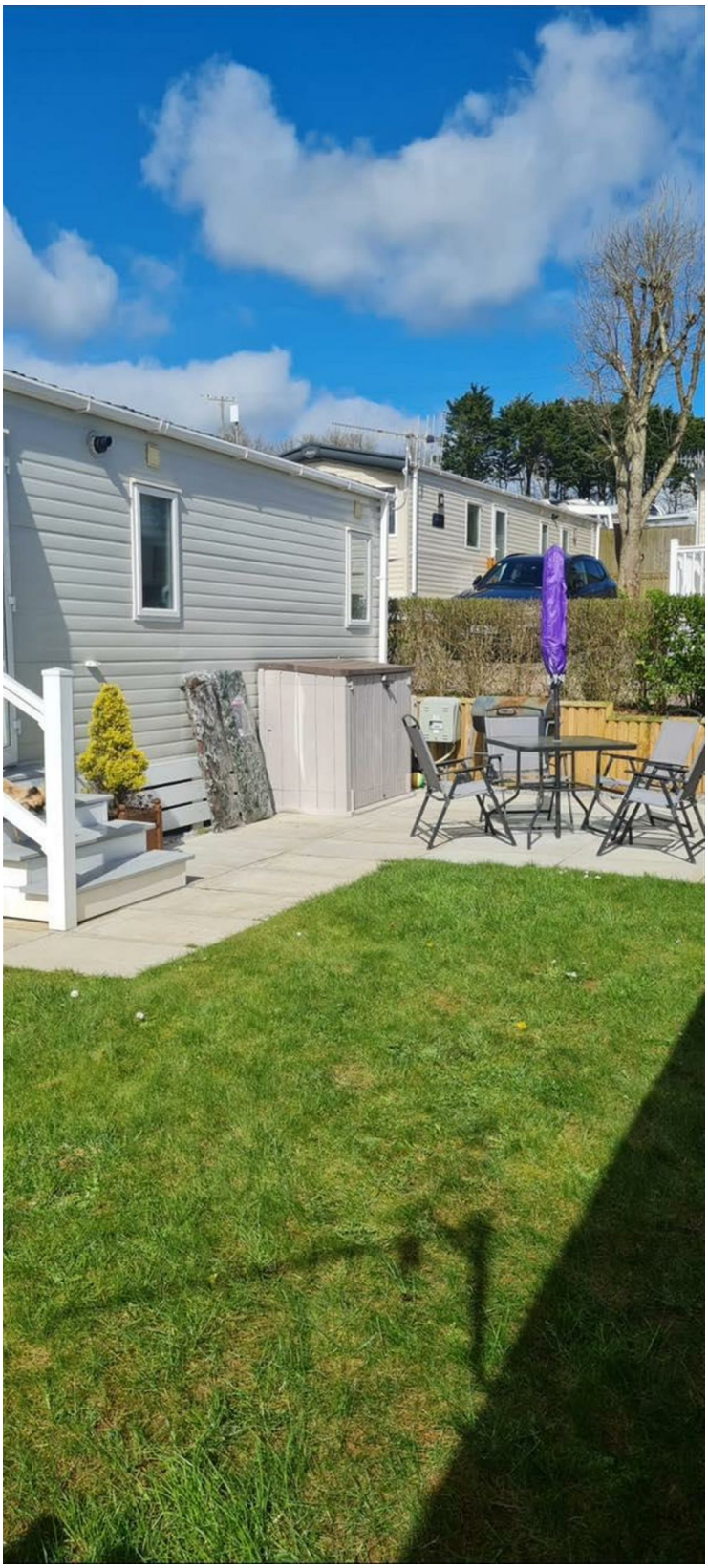


Housing professionally installed and plumbed automatic washing machine and tumble dryer.

ENCLOSED GARDEN



ENCLOSED GARDEN

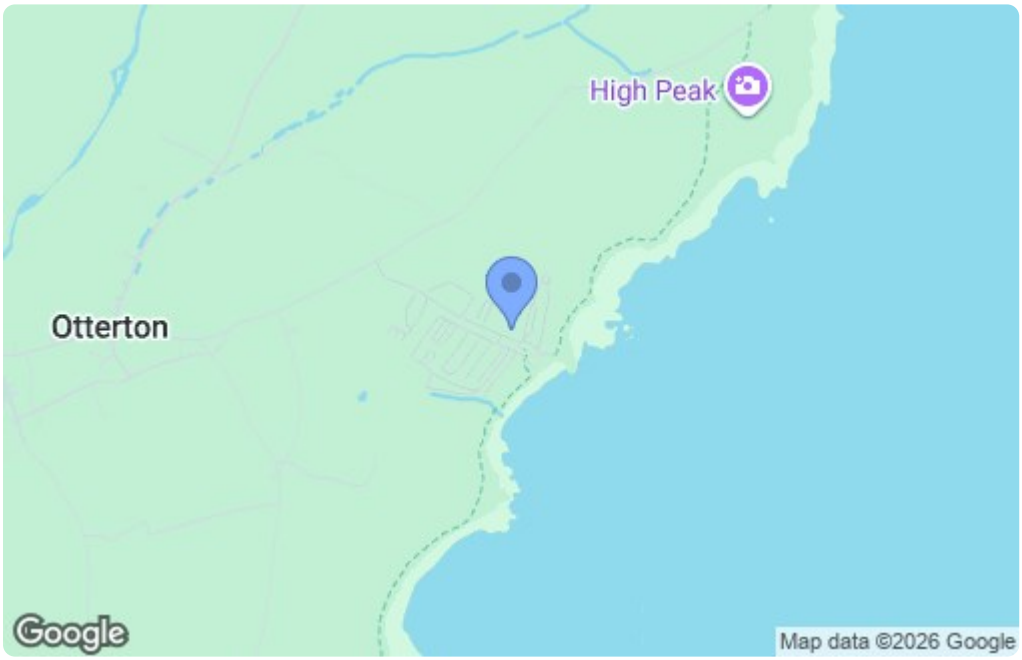


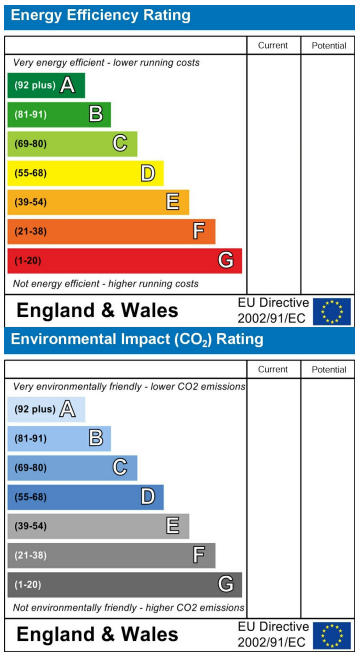
OUTSIDE



OUTSIDE







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