www.sarah-dunn.co.uk
SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









4 Parkfield Ladram Bay, Budleigh Salterton, EX9 7BX

Offers in the region of £24,950

SARAH DUNN & CO RESIDENTIAL are delighted to have received instructions to sell this premium detached lodge located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent of lodges known as "Parkfield". This property is within walking distance of sea coastal and countryside views. 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 * Second home with fantastic established rental yield and established client list which has generated a rental yield of £14,000 per annum for the last two years with established Facebook page and rental advertising sites together with existing clients booked will be included in the sale if required. DRIVEWAY & GARDEN. * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE **

GENERAL DESCRIPTION



*** £34,950 *** NO CHAIN ** NOT RENTED ** UNFORTUNATELY ILL HEALTH IS FORCING THIS SALE ** NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON we are delighted to have received instructions to sell this premium detached lodge located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent of lodges known as "Parkfield" (2022 WILLERBY MALTON MODEL). IMMACULATE ** THREE BEDROOMS ** TWO SHOWER ROOMS ** SEA VIEWS ** FANTASTIC PLOT ** DRIVEWAY ** DOUBLE GLAZING ** GAS RADIATOR CENTRAL HEATING TO RADIATORS ** This property is within walking distance of sea coastal and countryside views. 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 * DRIVEWAY & ENCLOSED GARDEN * WONDERFUL VERANDA ** ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT TO TESCO'S EXPRESS ** (01395) 720022 ** sarah@sarah-dunn.co.uk

LOCATION

Situated on this prestigious cul de sac known as "PARKFIELD" 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.

LOCATION



LOCATION



LOCATION



KITCHEN/DINING ROOM



LOUNGE



KITCHEN/DINING ROOM



LOUNGE



LOUNGE

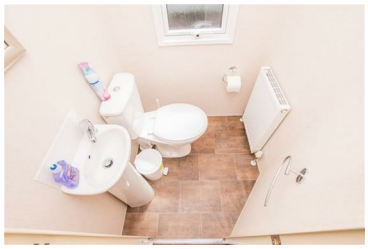


FAMILY SHOWER ROOM



MASTER BEDROOM WITH EN-SUITE





MASTER BEDROOM



OUTSIDE



MASTER BEDROOM

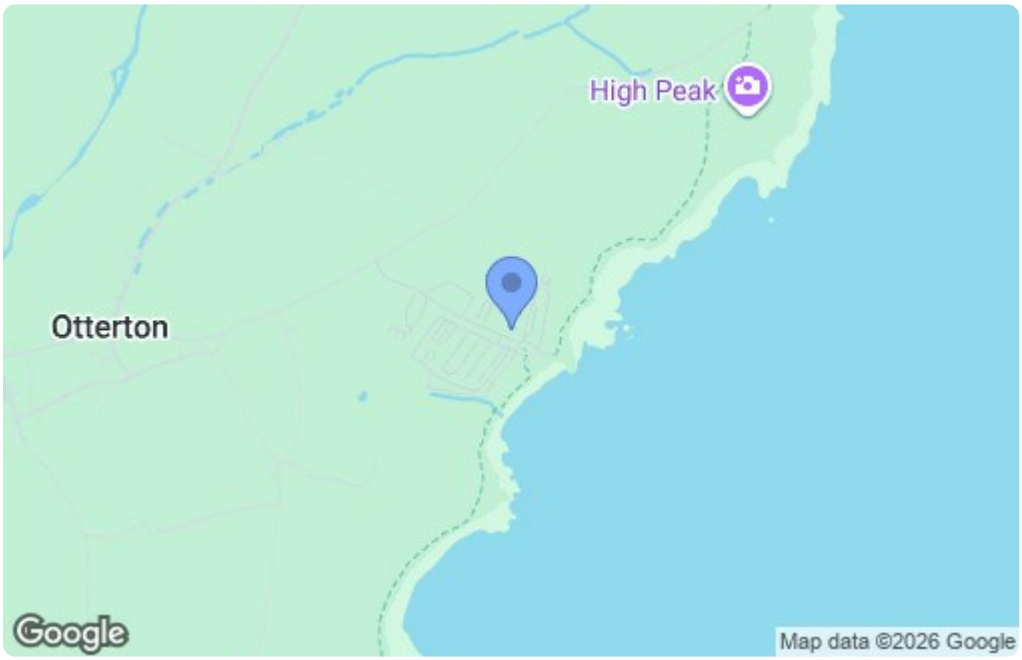


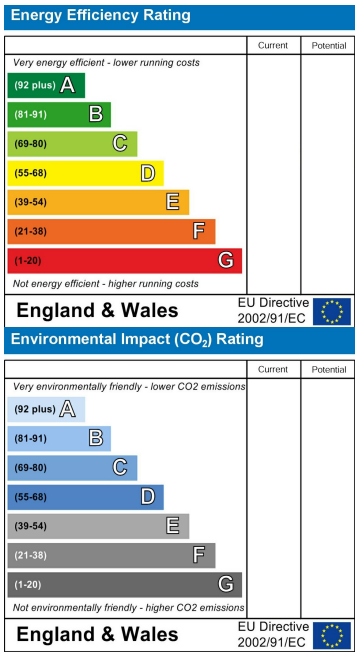
OUTSIDE



BEDROOM 2







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