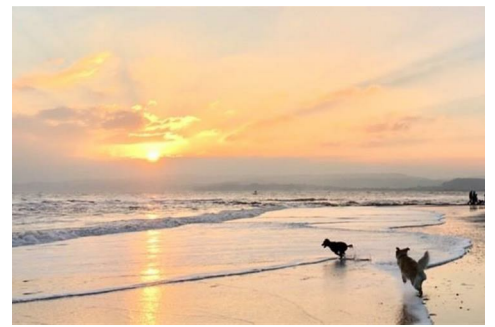


"A Business Built Upon Recommendations!"



15 Hawks View, Exmouth, EX8 5BT

Offers in the region of £22,950

PRICE AMENDED FOR SERIOUS BUYERS A GIFT AT **** £24,950**** - Hawks View - Sandy Bay. An excellent opportunity to acquire this superbly maintained THREE BEDROOM 8 BERTH Willerby Salsa enjoying this wonderful size private plot BACKING ONTO OPEN FIELDS with a wrap around veranda. The property enjoys highly appointed and equipped accommodation offering "home from home comfort" having only had one owner this property has been well cared for and maintained. Existing rental yield in place. **** £24,950
*****FANTASTIC ULTIMATE SECOND HOME. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK. Best wishes Sarah Dunn

GENERAL DESCRIPTION



NEW TO MARKET - Hawks View - Sandy Bay. An excellent opportunity to acquire this superbly maintained THREE BEDROOM 8 BERTH Willerby Salsa enjoying this wonderful size private plot BACKING ON TO OPEN FIELDS with a wrap around veranda. The property enjoys highly appointed and equipped accommodation offering "home from home comfort" having only had one owner this property has been well cared for and maintained. Existing rental yield in place. **** £29,950 *****FANTASTIC ULTIMATE SECOND HOME. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK. Best wishes Sarah Dunn

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.

EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE 7 DAYS A



Sarah Dunn & Co Estate Agents Exmouth (Ltd) are a business built on 35 years of recommendations. We operate a SEVEN DAY A WEEK FULL VALUATION AND ACCOMPANIED VIEWING SERVICE for clients travelling down from out of the area and for all clients convenience. We operate a 24 hour service for our clients abroad in varying time zones and late evening appointments are always available. Please do not hesitate to contact us seven days a week. 01395 720022. Best wishes - Sarah Dunn.

NOTE FROM THE AGENT



This is a well positioned well cared for and maintained property. Having only ever had one owner this property has enjoyed much maintenance and improvements. The property enjoys an established client base which is fully transferable upon purchase. Best wishes - Sarah Dunn.

ATTENTION INVESTMENT BUYERS

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. This property has been professionally managed and has further guests/income booked for 2019 via the professional management company. Because of the superior pitch and well maintained home from home accommodation this property enjoys an established rental portfolio of guests 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.

FLOOR PLAN



Please note that the photographs are of the actual property. The property is being sold as seen with all furniture and appliances being included within the sale.

KITCHEN

INTERNAL PHOTOGRAPH



LOUNGE

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

BEDROOM ACCOMMODATION

BEDROOM

BEDROOM

BATHROOMS

INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

OUTSIDE



EXTERNAL PHOTOGRAPH

EXTERNAL PHOTOGRAPH

EXTERNAL PHOTOGRAPH

VERANDAR



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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