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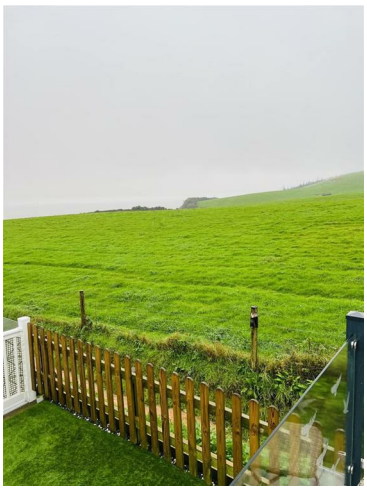



## D10 Monks View, LADRAM BAY, EX9 7BX

### Offers in the region of £39,950

NEW MARKETING ** £39,950 ** BRAND NEW IN 2022 !! ONE CAREFUL OWNER ** AN EXCELLENT ALTERNATIVE TO PURCHASING "BRAND NEW" IN THIS MOST SOUGHT AFTER LOCATION ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME ** MONKS VIEW " An immaculate ABI AMBLESIDE PREMIER ** We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent known as "Monks View" with a fantastic veranda providing BEAUTIFUL countryside views".

## GENERAL DESCRIPTION






** £39,950 ** EXCELLENT VALUE ! NEW MARKETING ** £39,950 ** BRAND NEW IN 2022 !! ONE CAREFUL OWNER ** AN EXCELLENT ALTERNATIVE TO PURCHASING "BRAND NEW" IN THIS MOST SOUGHT AFTER LOCATION ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME ( The current site fees for the existing owner are approximately £8,500 please confirm all expenditure with the Ladram Bay sales office ) ** MONKS VIEW " An immaculate ABI AMBLESIDE PREMIER ** We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent known as "Monks View" with a fantastic veranda providing BEAUTIFUL countryside views". IMMACULATE ORDER THROUGHOUT WITH veranda and enclosed garden incorporating a driveway ** LOVELY countryside VIEWS ** 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.**

## 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.

## STUNNING COUNTRYSIDE VIEWS





## 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.

**HIGHLY APPOINTED KITCHEN**





**HIGHLY APPOINTED KITCHEN**





**HIGHLY APPOINTED KITCHEN**







**DINING AREA**



## LOUNGE



## LOUNGE





## LOUNGE

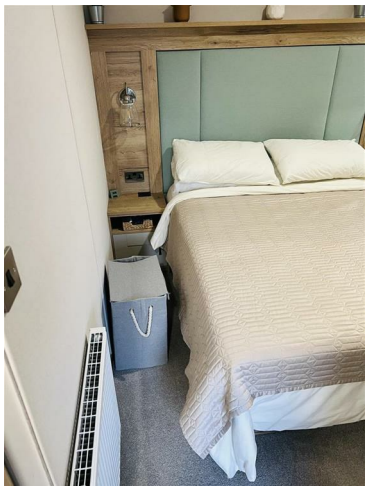






## MASTER BEDROOM SUITE





## MASTER BEDROOM SUITE



## MASTER BEDROOM SUITE




## EN SUITE SHOWER ROOM





## BEDROOM 2



## BEDROOM 2




## FAMILY SHOWER ROOM






## VERANDA



## VERANDA



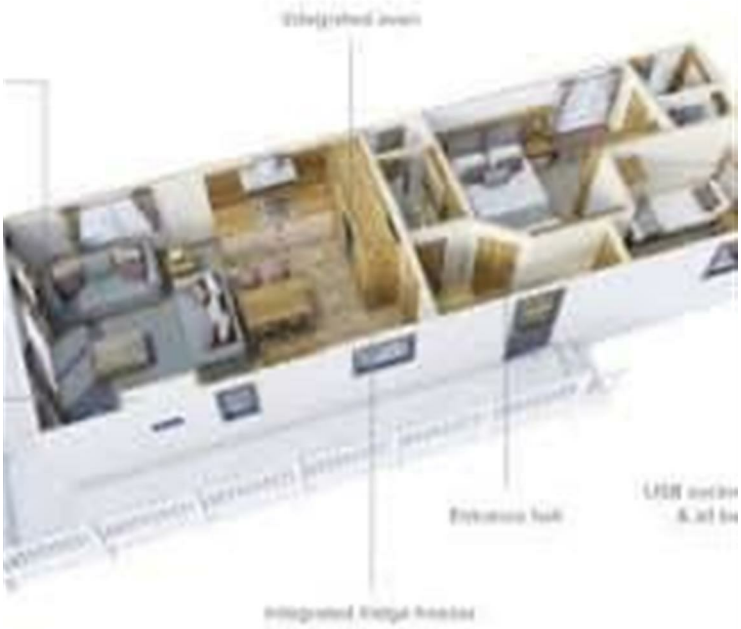


## OUTSIDE






## FLOORPLAN

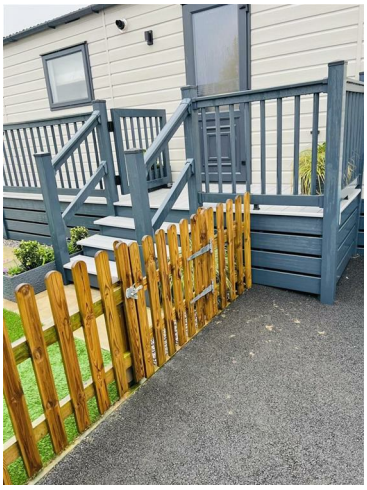


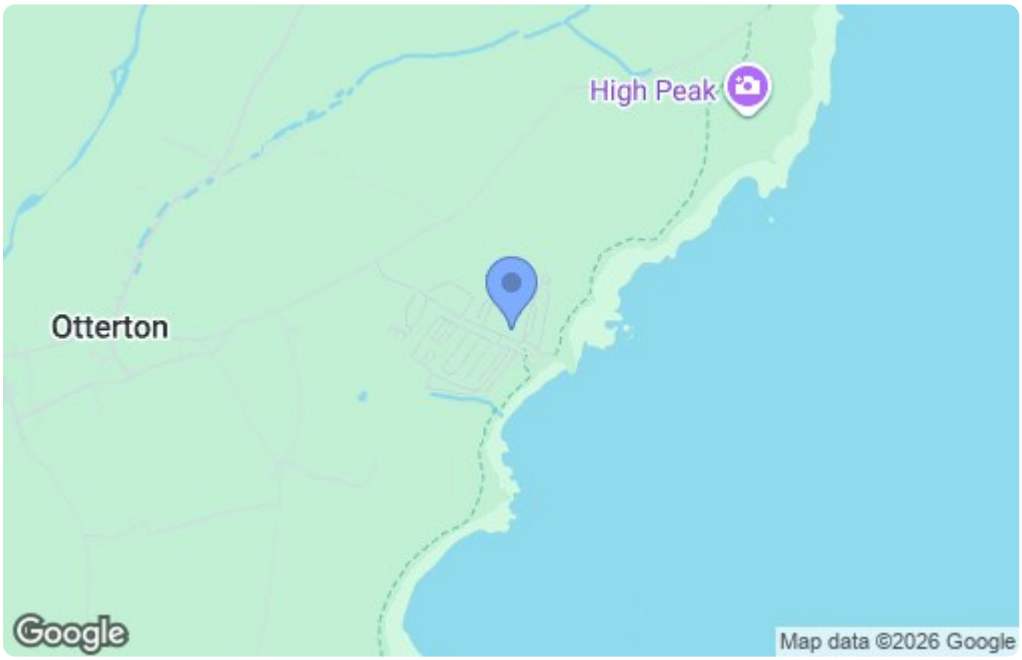
## OUTSIDE

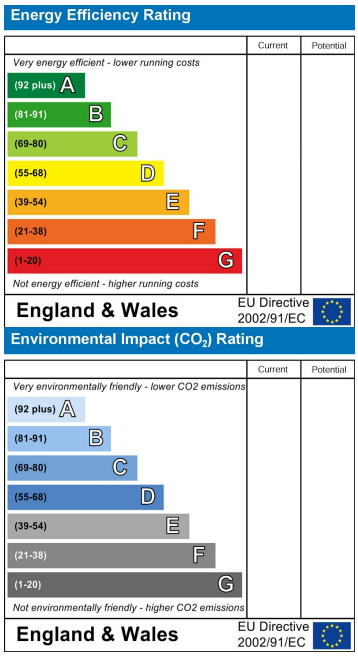


## OUTSIDE








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