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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









10 Portland View, Ladram Bay, Budleigh Salterton, EX9 7BX

Offers in the region of £240,000

**ALL SERIOUS OFFERS CONSIDERED ** - A very rare opportunity to purchase probably one of the most superior " super lodges " in the South West. Located within this small select gated secure crescent of lodges at the beautiful Ladram Bay in Otterton known as " Portland View " Yes it is all of it ! (42FT X 22 FT). Fully detached with huge treble fronted veranda with panoramic sea views ** treble driveway. ** HOT TUB ** so many more attributes to mention ** Three bedrooms ** luxuriously appointed family bathroom and en suite ** We have the keys and accompanied viewings are available SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** PRIVATE OWNER NEVER RENTED ** Marketing price £240,000 * Only one owner from 2015 ** ** Four paws friendly ** long lease until 2055 ** (40 YEAR LEASE) occupancy period includes Christmas and New Year ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk

DESCRIPTION



** NOW OPEN TO OFFERS ** ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK ** I am not sure if to market this property under the Holiday & Lodge department or the Prestigious and country homes department ! ... My goodness me ! - A very rare opportunity to purchase probably one of the most superior " super lodges " in the South West. Located within this small select gated secure crescent of lodges at the beautiful Ladram Bay in Otterton known as " Portland View " Yes it is all of it ! (42FT X 22 FT). Fully detached with huge treble fronted veranda with panoramic sea views ** treble driveway. ** HOT TUB ** so many more attributes to mention ** Three bedrooms ** luxuriously appointed family bathroom and en suite ** We have the keys and accompanied viewings are available SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** PRIVATE OWNER NEVER RENTED ** Marketing price £240,000 * Only one owner from 2015 ** ** Four paws friendly ** long lease until 2055 ** (40 YEAR LEASE) occupancy period includes Christmas and New Year ** Site fee per annum approximately £12,000 ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com (01395) 720022 find our offices on the main Budleigh Salterton High Street next door to Tesco's express **

LADRAM BAY LOCATION



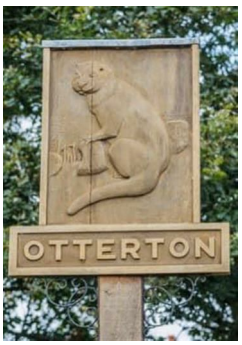
Ladram Bay and Otterton are set in an easily accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian 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 DESCRIPTION



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 " PORTLAND VIEW". This property enjoys particularly stunning sea coastal and countryside views with in easy walk of the beach. Situated within walking distance of the pretty and most desired village of " Otterton" which boasts everything desired about a BEAUTIFUL AND TRANQUIL Devonshire village. STUNNING VIEWS * QUIET PEACEFUL LOCATION * AMENITIES ON SITE IF REQUIRED * Ultimate second home with fantastic income potential. TREBLE DRIVEWAY & ENCLOSED GARDEN. PRIVATE & GATED DEVELOPMENT WITH SECURITY ENTRANCE * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE **

OTTERTON LOCATION







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 ROOM/FAMILY ROOM



DINING ROOM/FAMILY ROOM LEADING TO THE VERANDA



DINING ROOM/FAMILY ROOM



DINING ROOM/FAMILY ROOM



LOUNGE





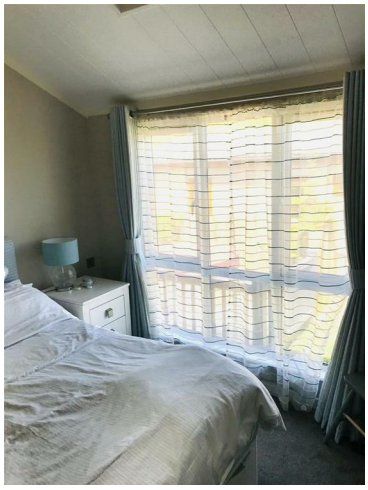
LOUNGE



INTERNAL HALLWAYS




MASTER BEDROOM SUITE

MASTER BEDROOM SUITE



EN SUITE SHOWER ROOM




BEDROOM 2






BEDROOM 3



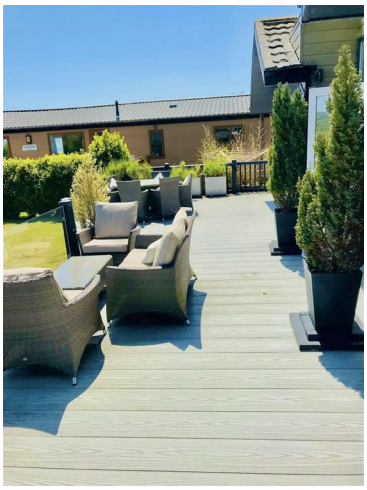


FAMILY SHOWER ROOM





42FT TREBLE VERANDA

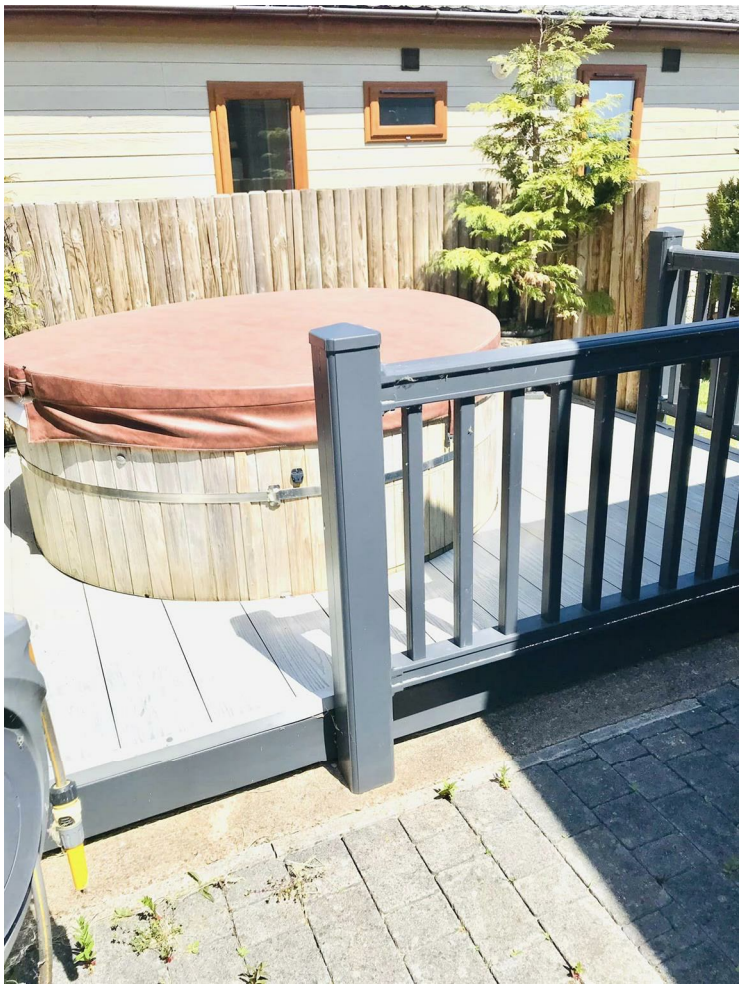



TREBLE DRIVEWAY





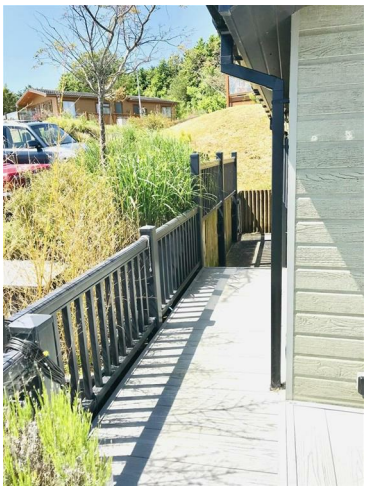
HOT TUB



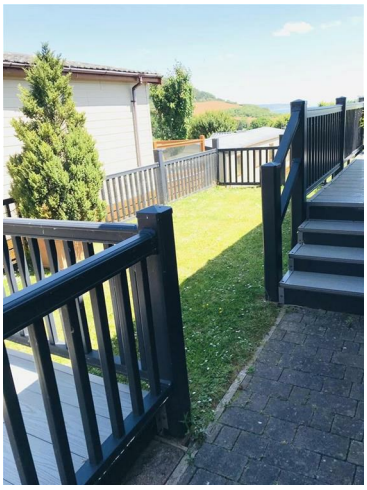
EXTERNAL PHOTOGRAPH



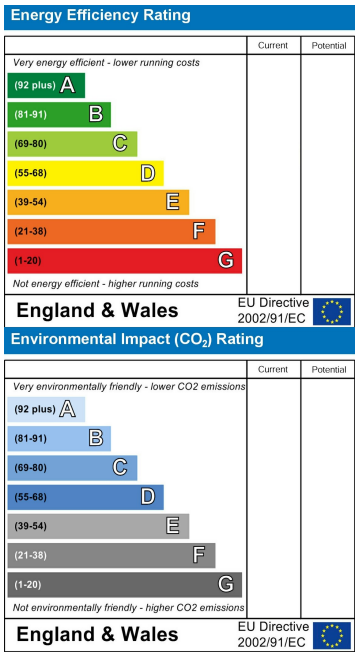

EXTERNAL PHOTOGRAPH

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