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

"A Business Built Upon Recommendations!"









39 PORTLAND VIEW, OTTERTON, EX9 7BX

£115,000

** LADRAM BAY ! ** SOLD AND COMPLETED TODAY WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT "39 PORTLAND VIEW, LADRAM BAY, OTTERTON EAST DEVON ** THANK YOU FOR ALL YOUR INTEREST IN THIS PROPERTY ** CONGRATULATIONS AND WELL DONE TO BOTH OUR CLIENT THE SELLERS AND THE NEW OWNERS YOU HAVE BEEN AN ABSOLUTE PLEASURE TO SERVE WE WISH YOU MANY HAPPY TIMES IN YOUR LOVELY PURCHASE (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 TESCOS EXPRESS **** NOW SUCCESSFULLY SOLD ** SIMILAR PROPERTIES REQUIRED ** LADRAM BAY, OTTERTON EAST DEVON ** SIGNIFICANTLY REDUCED !! FROM £149,950 TO ... £115,000 TO ATTRACT SERIOUS BUYERS **

GENERAL DESCRIPTION



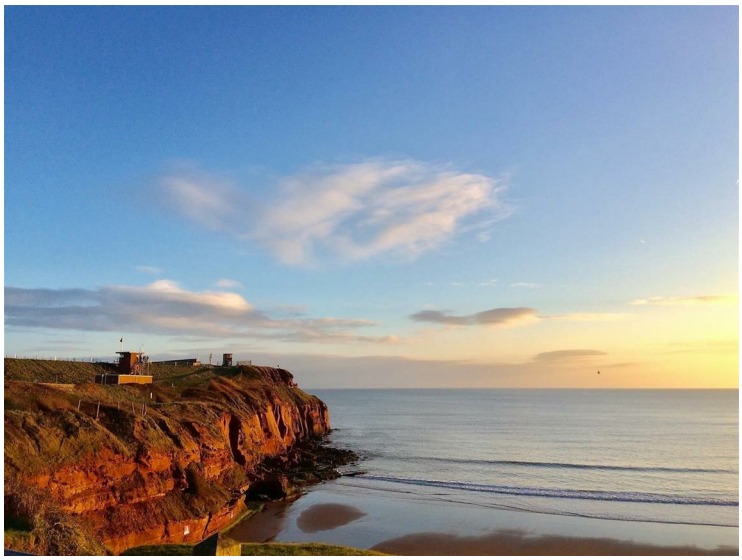
** £115,000 ** NEW MARKETING THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** LADRAM BAY, OTTERTON EAST DEVON ** SIGNIFICANTLY REDUCED FROM £149,950 TO ..... £115,000 !! TO ATTRACT SERIOUS BUYERS **

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 " with the most fabulous sea and coastal views 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 3 BEDROOM VICTORY VERSAILLES LODGE (40FT X 20 FT). Fully detached with huge treble fronted veranda with panoramic sea views ** Private enclosed garden ** double driveway. 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 £149,950 ** ** Four paws friendly ** long lease until 2055 ** (40 YEAR LEASE) occupancy period includes Christmas and New Year ** Site fee per annum approximately £10,500 please verify with the Ladram sales office ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk

BEAUTIFUL TREBLE FRONTED VERANDA



LADRAM BAY LOCATION



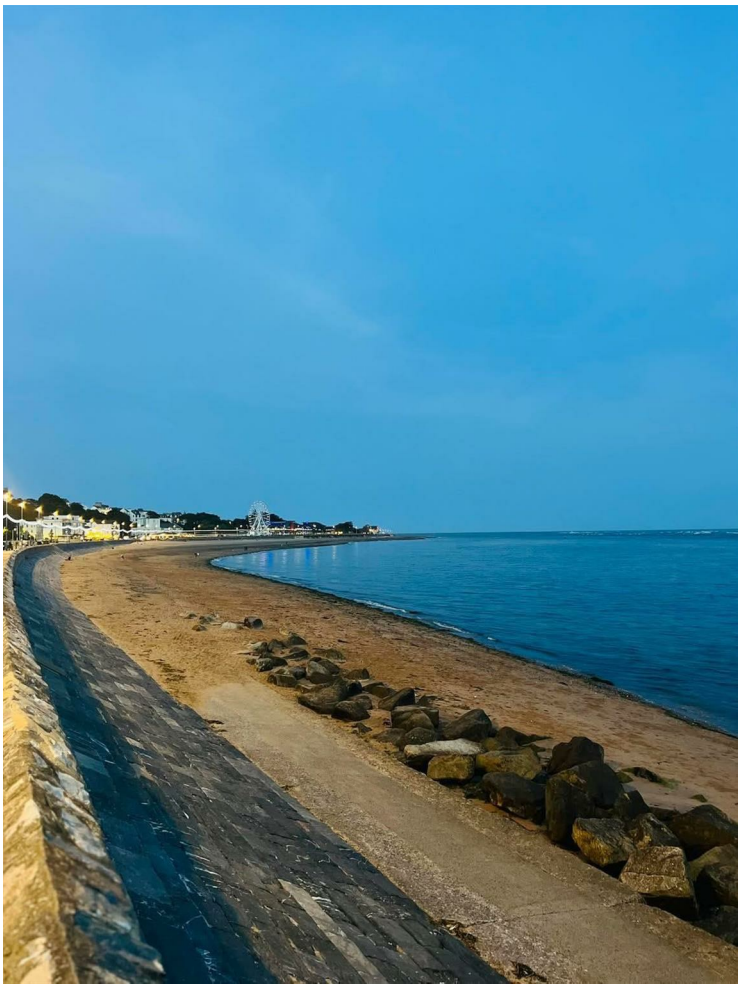
Ladram Bay and Otterton are set in an easily accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian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

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.

GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON



SANDY BAY/DEVON CLIFFS is 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 LOCATION



STUNNING LIVING ACCOMMODATION



LOUNGE



LOUNGE



LOUNGE





LOUNGE



DINING AREA



KITCHEN



KITCHEN

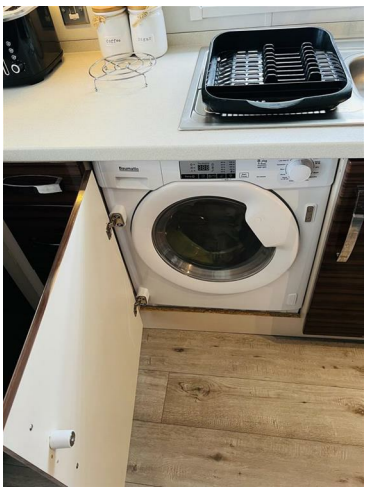


KITCHEN



KITCHEN





KITCHEN





INNER HALLWAY



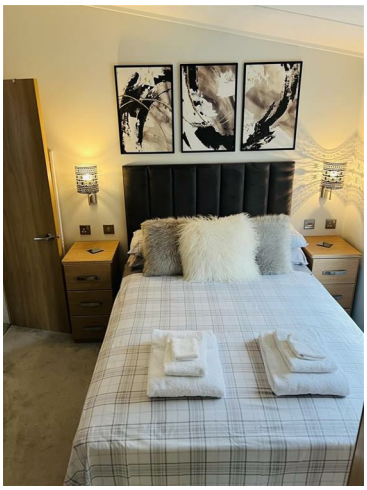
INNER HALLWAY



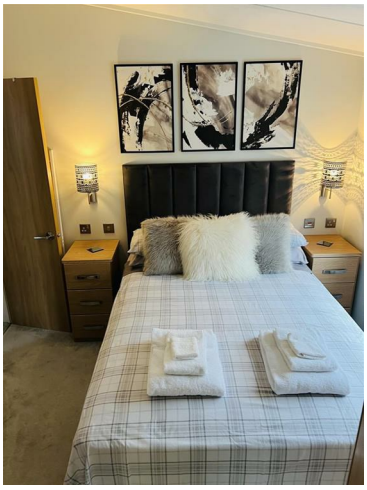
INNER HALLWAY



MASTER BEDROOM WITH EN SUITE

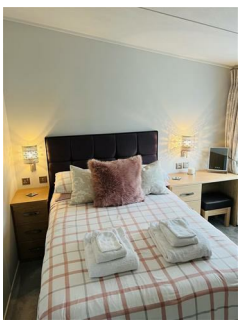
MASTER BEDROOM

BEDROOM 2




BEDROOM 2





BEDROOM 3



BATHROOMS & EN SUITE SHOWER ROOM



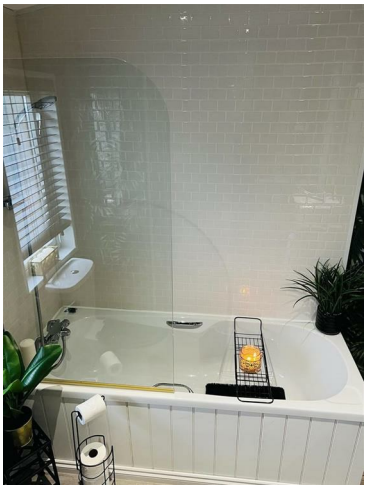
BATHROOMS & EN SUITE SHOWER ROOM





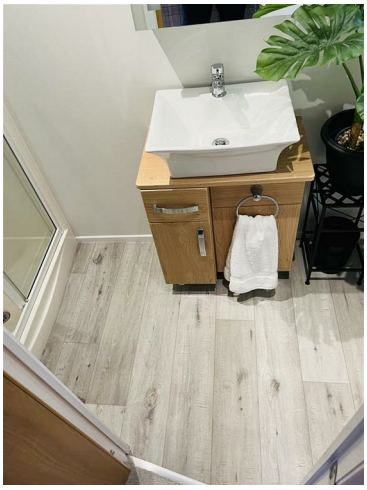
BATHROOMS & EN SUITE SHOWER ROOM





BATHROOM & EN SUITE SHOWER ROOM





WONDERFUL TRIPLE VERANDA



ENCLOSED LAWNED GARDEN



OUTSIDE

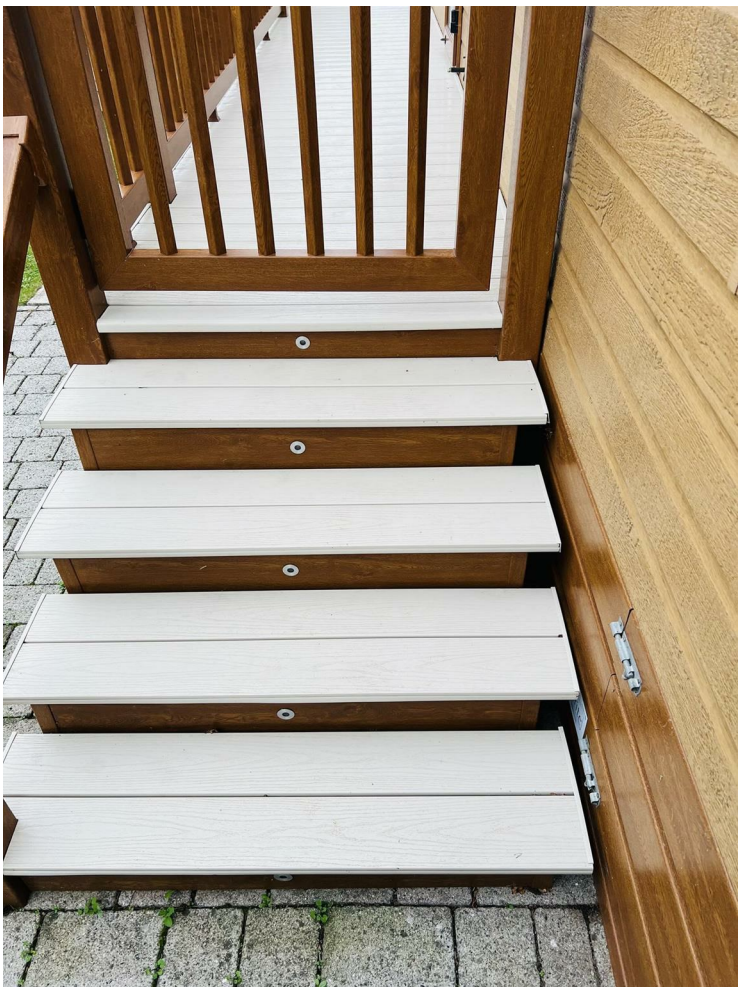
ENCLOSED LAWNED GARDEN



OUTSIDE

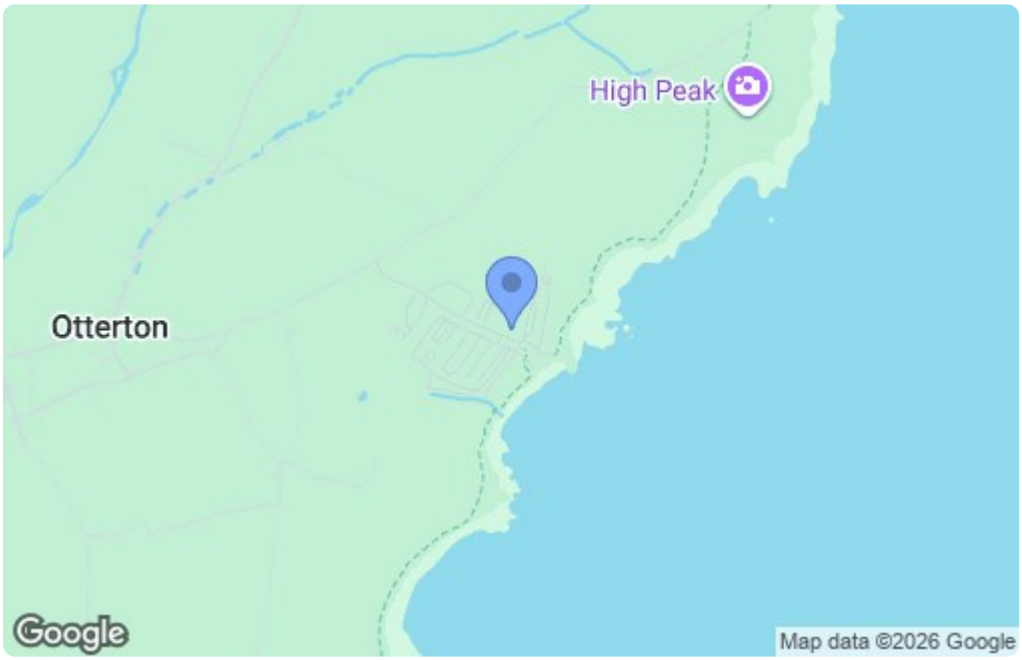


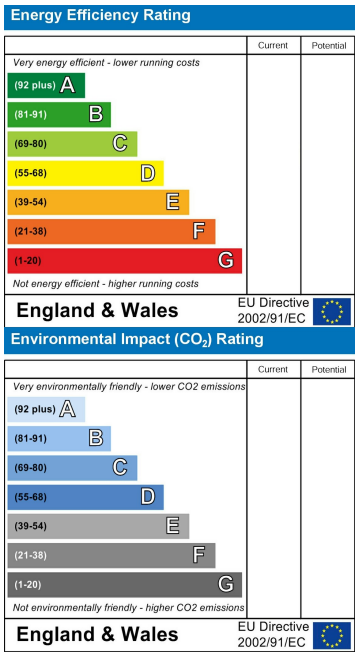
OUTSIDE



DOUBLE DRIVEWAY







14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk