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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









3 Elmdene Court, Exmouth, EX8 1TS

Offers invited £139,950

A fantastic one bedroom ground floor property with private independent front door making this a wonderful alternative to a BUNGALOW * superbly LOCATED next to the Health centre and on a regular bus route * lovely gardens * plentiful parking * walking distance to the beach * NO ONWARD CHAIN IS ATTACHED TO THE SALE OF THIS PROPERTY * This property has not been available to the market for several decades. A lovely opportunity. Sarah Dunn & Co Estate Agents offer a full seven day a week service. We look forward to hearing from you and serving you.

GENERAL DESCRIPTION



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ACCOMPANIED VIEWINGS AVAILABLE 7 DAYS A WEEK

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.

LOCATION



ELMDENE COURT is set in an easily accessible location within close proximity of Exmouth's health centre plus wonderful Exe Estuary and 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. Exeter Airport also gives a direct route to London City Airport via Flybe airlines. 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.

AGENTS NOTES



This property is ideally located within a short walk of Exmouth's main health centre plus on a regular bus route. The property enjoys a private independent entrance making this an ideal property for those seeking to live on one level or would make an excellent alternative to a bungalow. Best wishes - Sarah Dunn

EXTERIOR PHOTOGRAPH

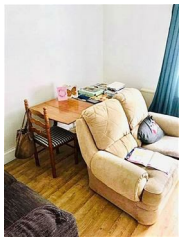


PRIVATE ENTRANCE





LOUNGE

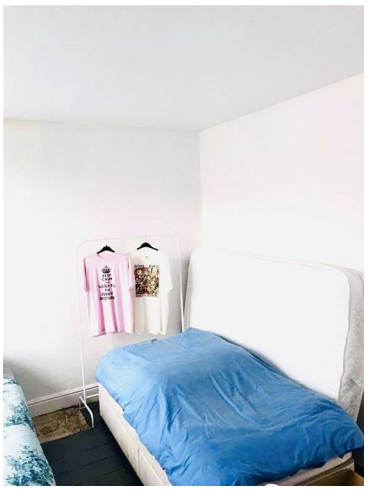





KITCHEN




DOUBLE BEDROOM

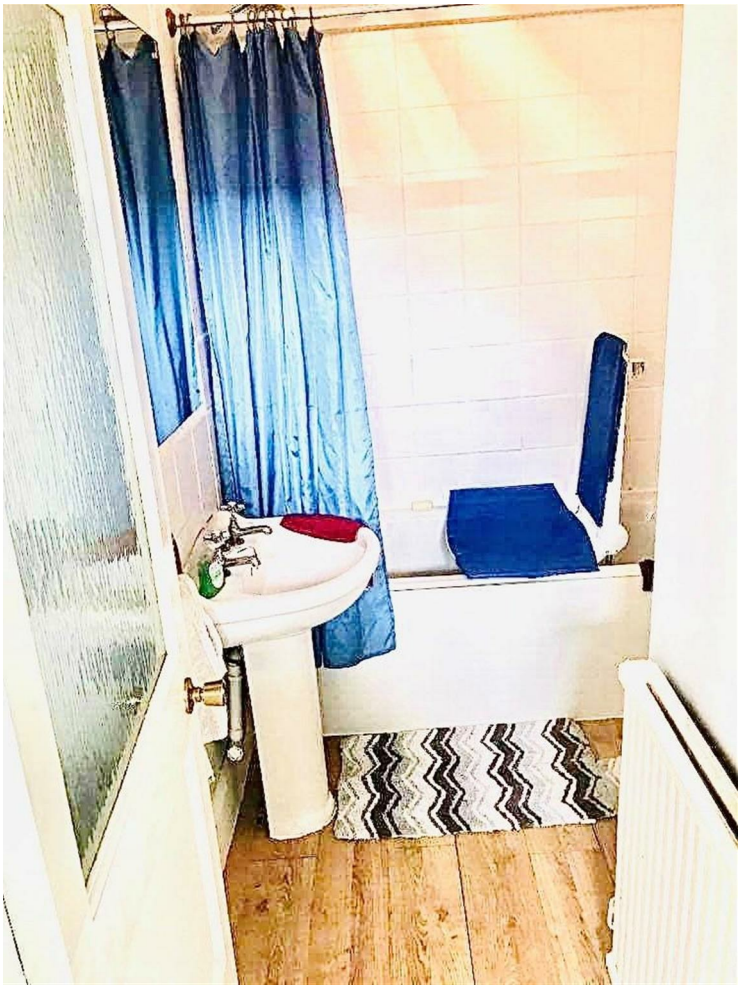
INTERNAL PHOTOGRAPH



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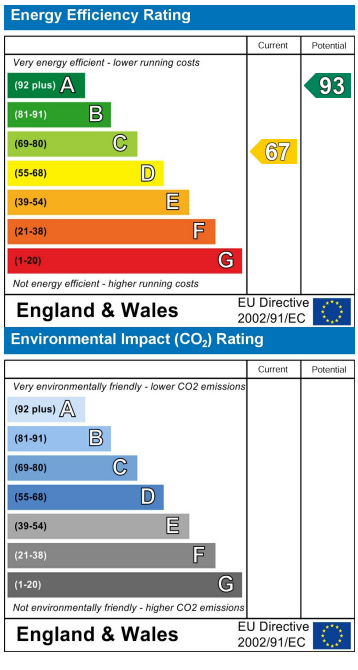
BATHROOM



COMMUNAL GARDEN







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