www.sarah-dunn.co.uk

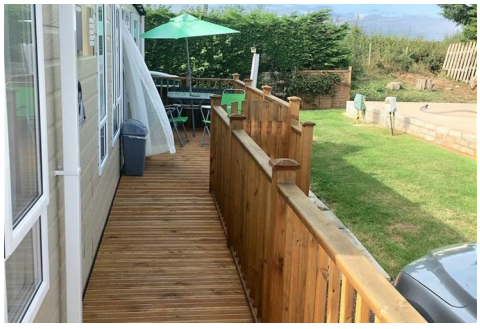
SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









45 Westdown Farm, Exmouth, EX8 5BU

£58,950

NEW PRICE * NEW MARKETING * PRICE ADJUSTED/REDUCED BY OVER £10,000 TO GENERATE INTEREST FROM SERIOUS PROCEEDABLE BUYERS - SOLE SELLING AGENTS THIS BEAUTIFULLY PRESENTED DETACHED 2018 (nearly brand new) two bedroom Atlas status 6 berth property * NOT LOCATED AT SANDY BAY * SITE FEES £ 2440 PER ANNUM * ESTABLISHED PLOT * QUIET EXCLUSIVE SMALL DEVELOPMENT known as " WESTDOWN FARM" SEA VIEWS CLOSE TO THE COASTAL PATH * DOG AND PET FRIENDLY * peaceful location .....

LOCATION

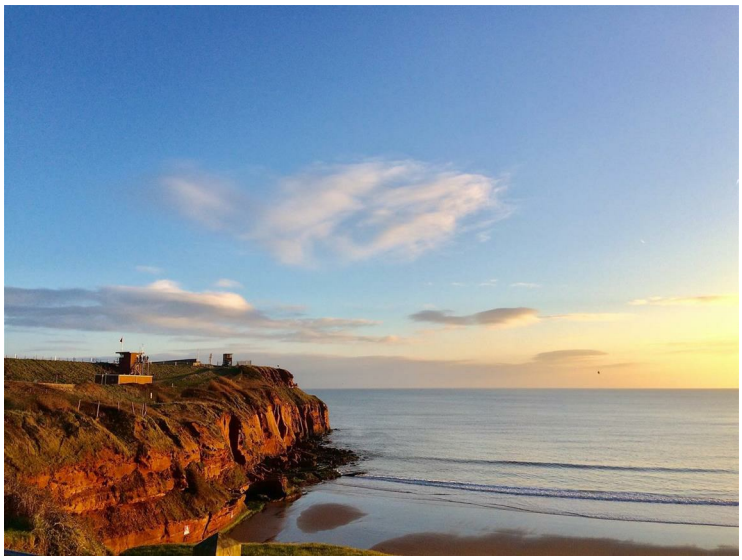


Exmouth is an ideal location for visiting the South West with the M5 motorway, Dartmoor and Exmoor all within easy reach. The farm itself is well situated for those wishing to explore the Jurassic Coast, the Exe Valley and the area of lowland heath known as Woodbury Common. The East Devon area attracts high numbers of bird watchers, anglers and photographers each year in addition to many families who head for the sandy beach. A regular bus service runs into Exmouth and the park is within easy walking distance of the sea, local shops, post office, church and public house.

EXTERIOR PHOTOGRAPH



EXTERIOR PHOTOGRAPH



ABOUT "WEST DOWN FARM"



*** NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** WESTDOWN FARM, SANDY BAY, EXMOUTH ** THIS IS NOT!! LOCATED AT DEVON CLIFFS THE ENTRANCE TO WESTDOWN FARM CAN BE FOUND JUST OFF OF THE " WORLD OF COUNTRYLIFE CARPARK " A FANTASTIC OPPORTUNITY TO ACQUIRE THIS IMMACULATE 2021 "CARNABY GLENMOOR LODGE " *** £67,950 ** site fee's £3120 ** Beautifully presented and furnished fully equipped and sold as seen ** High quality fitted kitchen with integrated appliances to include ** Washing machine ** Fridge/freezer and Microwave oven ** High quality Veranda plus a driveway to the side ** A small private park on Devon's glorious Jurassic coast. A small private family run park offering a friendly relaxing atmosphere appealing to those who wish to unwind slowly. Enjoy the comfort of your own property without the disturbances associated with more commercialised parks. West Down Farm is a small holiday home park on Devons glorious south coast and two miles from Exmouth town centre. The park has been laid out to give each property a lovely South West aspect with

views along the coast and towards the Exe Estuary. NO CHAIN ** ACCOMPANIED VIEWINGS SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.SARAH-DUNN.CO.UK WWW. 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 **

EXTERNAL PHOTOGRAPH



ADDITIONAL INFORMATION

The property is an " Atlas Status 4 2018 2 bedroom 6 berth detached property. This beautiful spacious caravan has been upgraded to the enclosed version with a door separating the kitchen from the living room. It has been upgraded with Canexel cladding, ultra warm insulation, UPVC windows and an additional radiator in the living room making it very cosy in the Winter time. It also has a wired thermostat. It has been upgraded to gas central heating. The property is surrounded with a bespoke wooden balcony/decking. The kitchen diner in addition to all the usual appliances has had a built in microwave added as well as an almost new washing machine. The living room is bright and airy with a free standing three piece suite including a bed settee and a coffee table. The main ensuite bedroom has been converted to having extra wardrobe storage and a King sized bed with an hydrolic lifting mechanism for extra storage. The 2nd bedroom has been upgraded with gazunder beds to potentially use as an office. The main bathroom has a good size walk in shower and a toilet. Everything is still under guarentee . The property is being sold fully furnished as displayed in all photographs.

LOUNGE

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



KITCHEN/DINING ROOM

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



MASTER BEDROOM WITH ENSUITE

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

BEDROOM 2

SHOWER ROOM



COMBINATION BOILER



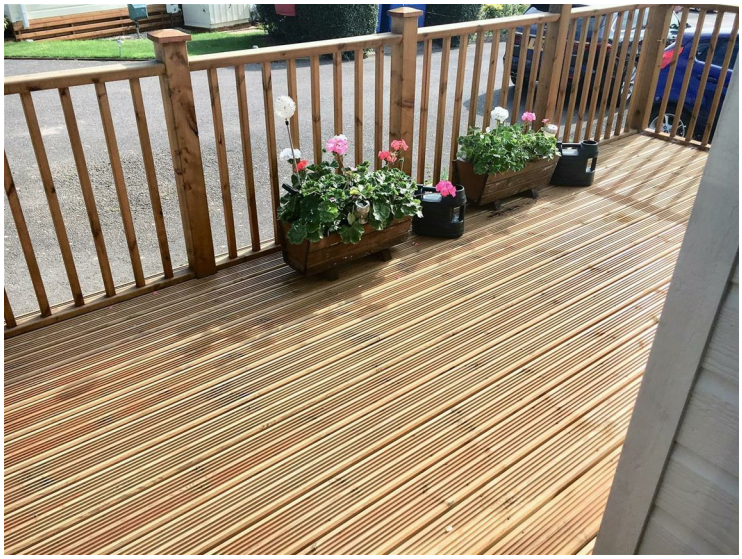
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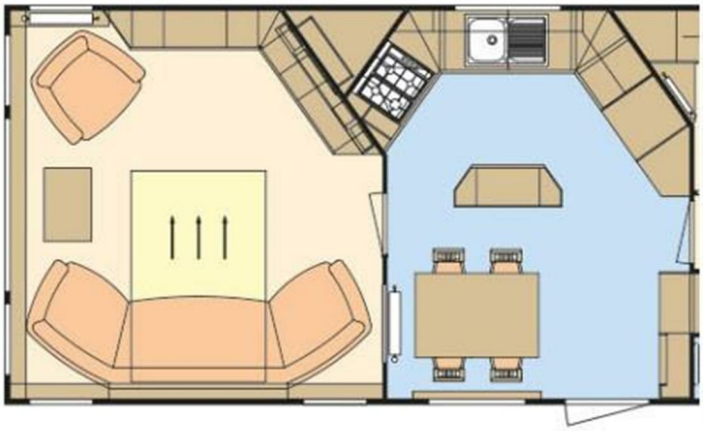
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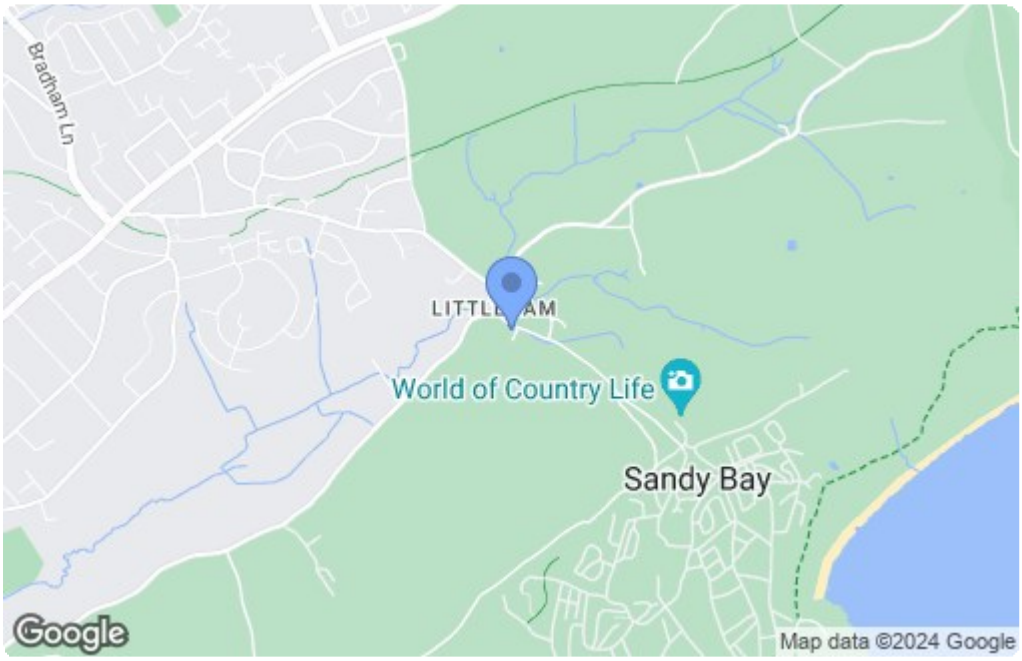


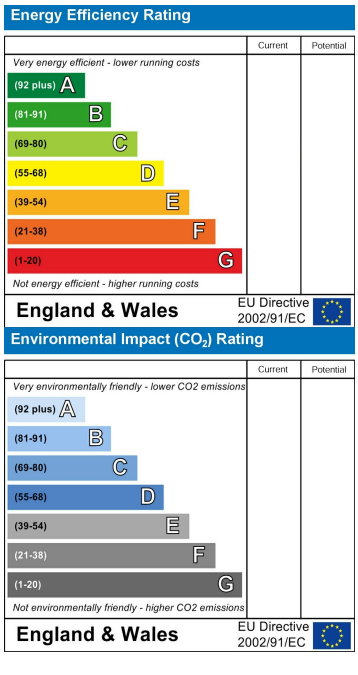
FLOORPLAN



FLOORPLAN







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