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

"A Business Built Upon Recommendations!"









9 Ocean View, EXMOUTH, EX8 5BT

Offers in the region of £69,950

We are delighted to serve the private owners to market this practically BRAND NEW 2023 prestigious top of its range detached luxurious " River Wood Lodge". No thought effort or expense has been spared in the creation and choice of plot for the current owner's enjoyment. The current owners carefully chose the beautiful plot which offers gardens incorporating a PRIVATE DRIVEWAY and an extended veranda giving optimal panoramic sea and coastal views. Located on the wonderful " Ocean View" plots of this size and with this view are now rare to the market. Situated on this most desired this quiet cul de sac with this private driveway.

GENERAL DESCRIPTION





DRAMATICALLY REDUCED SERIOUS CASH BUYERS ONLY PLEASE ** £69,950 ** NEW MARKETING THIS AFTERNOON WITH THE SARAH DUNN & CO LODGE & HOLIDAY DEPARTMENT ** OCEAN VIEW ** ONLY JUST OVER ONE YEAR OLD !! AN EXCELLENT OPPORTUNITY ** PLOTS IN THIS LOCATION ARE VERY RARE TO THE MARKET ** We are delighted to serve the private owners to market this practically BRAND NEW 2023 prestigious top of its range detached luxurious " River Wood Lodge". No thought effort or expense has been spared in the creation and choice of plot for the current owner's enjoyment. The current owners carefully chose the beautiful plot which offers gardens incorporating a PRIVATE DRIVEWAY and an extended veranda giving optimal panoramic sea and coastal views. Located on the wonderful " Ocean View" plots of this size and with this view are now rare to the market. Situated on this most desired this quiet Cul de sac with this private driveway. A stunning and perfect example of QUALITY AND HIGHLY APPOINTED three bedroom lodge with two shower rooms located to maximise the FANTASTIC sea views along the Jurassic Coastline. The property is luxuriously appointed throughout having been well cared for and maintained by one careful owner from BRAND NEW. A fantastic opportunity! for those seeking the ultimate second home/holiday home. www.zoopla.co.uk www.primelocation.com www.OnTheMarket.co.uk www.sarah-dunn.co.uk find our offices on the main Budleigh Salterton High street next door to Tesco's express sarah@sarah-dunn.co.uk

DEVON CLIFFS LOCATION





Situated on this award winning development with breath taking views of the Jurassic coastline, a blue flag award winning sandy beach, the southwest coastal path, restaurants cafes, bars, shops, swimming pools and activities plus owners club/lounge. Exmouth is a well stocked popular seaside Town with excellent access to the cathedral city of Exeter and the M5 motorway.

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.

STUNNING SEA VIEWS



VERANDA





LUXURIOUSLY APPOINTED KITCHEN



DINING AREA

LOUNGE



LOUNGE

INTERNAL HALLWAY



MASTER BEDROOM



MASTER EN SUITE SHOWER ROOM





BEDROOM 2



BEDROOM 3



FAMILY SHOWER ROOM



VERANDA





FLOOR PLAN



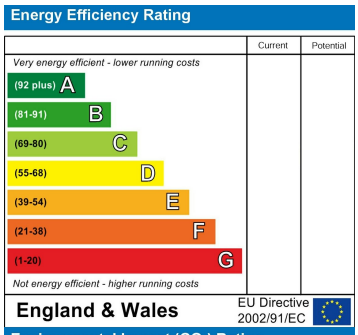
OUTSIDE

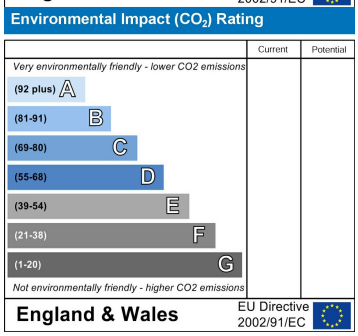




OUTSIDE







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