www.sarah-dunn.co.uk

SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









63 The Spruces, Exmouth, EX8 5BT

Offers in the region of £33,950

SOLE SELLING AGENTS - SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE BEEN INSTRUCTED TO SELL THIS HIGHLY APPOINTED AND CARED FOR " SWIFT MOSELLE" DETACHED PROPERTY. There is a significant yield/rental value attached to this property which covers the July/August season 2019 this income is transferable upon the purchase. Properties in this location with this wonderful plot and lovely views across the sea offer an ultimate second home/holiday home experience. Purchased highly equipped and pitched on this wonderful plot. There are plentiful windows giving this property dual aspects from three sides providing absolutely lovely sea and coastal views which really have to be viewed to be fully appreciated. The property enjoys all home from home comforts and has been beautifully maintained and presented by the current owners. Please register your interest personally with Sarah Dunn. Accompanied viewings are available seven days a week.

GENERAL DESCRIPTION

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LOCATION



Situated on this award winning development with breathtaking 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.

ATTENTION INVESTORS



The current owners have enjoyed high quality tenants on a holiday let basis. There is a yield attached currently booked for the months of July & August 2019 which is transferable upon purchase. More information of the proven track record of the letting income can be provided by request. Because of the superior pitch and spacious luxurious accommodation this property enjoys income potential on this particular lodge is higher than average consequently making this property an excellent buy to let property for the investment portfolio purchaser. Please feel welcome to discuss the investment opportunities with this property directly with Sarah Dunn personally 01395 720022.

PERSONAL NOTE FROM SARAH DUNN



Hello to all. This property enjoys an excellent pitch with a lovely view. The property has been superbly maintained by the careful owners Viewing is highly recommended. I look forward to meeting you and serving you. Best wishes - Sarah Dunn.

VIEWINGS AVAILABLE 7 DAYS A WEEK



At Sarah Dunn & Co Estate Agents Exmouth (LTD) we offer a full seven day a week service. We accompany viewings and value properties SEVEN DAYS A WEEK for your convenience. We will accommodate you at your convenience as we appreciate many clients maybe travelling a distance from out of the area. We will always accommodate your times and days to view SEVEN DAYS A WEEK. Best wishes - Sarah Dunn.

LOCATION PHOTOGRAPH



DEVON CLIFFS is set in an easily accessible established prestigious location within close proximity of Exmouth's wonderful 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.

FLOORPLAN



KITCHEN/DINING ROOM

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



LOUNGE



INTERNAL PHOTOGRAPH



BEDROOMS & BATHROOMS

INTERNAL PHOTOGRAPH



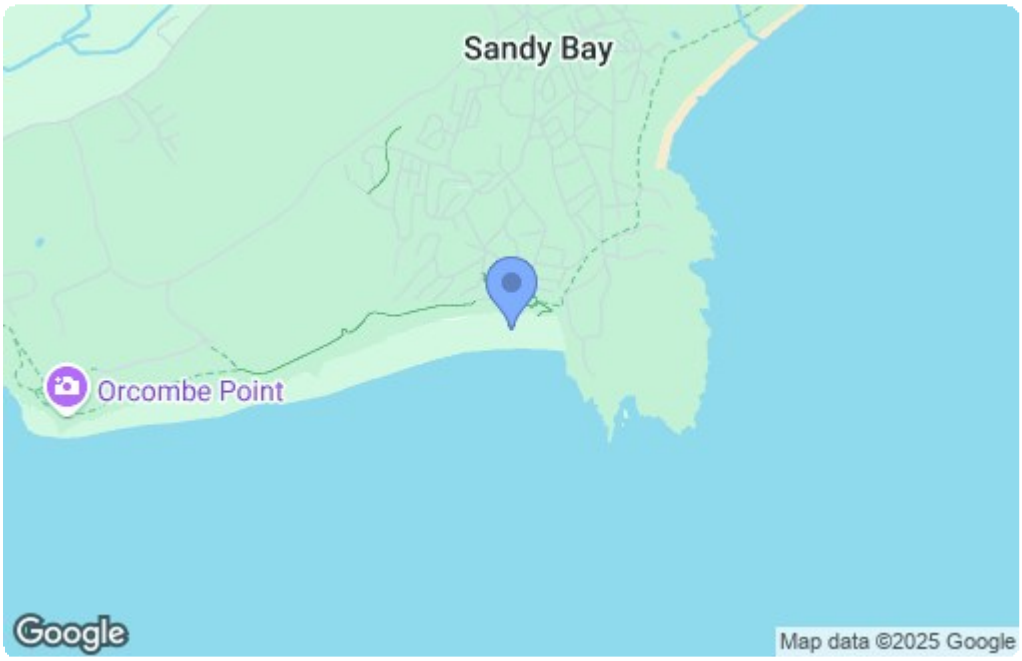
OUTSIDE

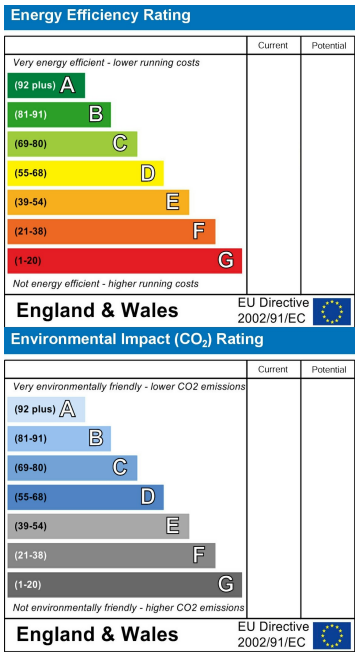
EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH


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