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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









132 The Elms, Exmouth, EX8 5BT

£13,950

NEW TO MARKET SOLE AGENTS - An excellent opportunity to acquire this superbly positioned beautifully maintained and presented three bedroom 2012 static ABI Horizon property. PRICED TO SELL the property enjoys a fantastic sea view and an exceptional good size plot on this holiday park, giving fantastic potential to add decking to enhance the property further. This property offers excellent value for money. This property offers great holiday accommodation for the family situated on the award winning facility of "Sandy Bay" Haven holiday park in Exmouth Devon and or a fantastic comfortable highly equipped second home with great income potential. The property also offers excellent rental income with between £200 - £850 per week being achieved depending on the season. The property offers two twin bedrooms along with a double bedroom with freeview TV plus there is a family shower room. CONTACT SARAH DUNN * NORMA FAIRBANKS * DARREN WHEELER ON 01395 720022 to arrange your viewing appointment.

ENTRANCE HALL
Obscured glazed door to the side elevation.
Cloaks/storage/boiler cupboard housing
Power points.

KITCHEN
10'5" x 7'3" (3.18m x 2.21m)



A high quality fitted kitchen with comprehensive matching range of wall base drawer and display units incorporating a single bowl sink unit with mixer tap over. Window to the side elevation. Double oven with four ring gas hob. Microwave. Fridge. Vinyl floor covering. Ample power points.

LOUNGE/DINING ROOM
13'3" 11'9" (4.04m 3.58m)



Double glazed window to the front elevation with panoramic direct sea views.
Window to side elevation to both sides providing dual aspect. Furniture as seen in photographs. Television as seen in photographs.

BEDROOM 1
9''0" x 6'6" (2.74m'0.00m x 1.98m)



Window to side elevation. Electric heater. Window to side elevation. Furniture as seen in photographs.

BEDROOM 2
7'6" x 5'1" (2.29m x 1.55m)



Window to the side elevation. Two single beds. Built in wardrobe/storage cupboard.

BEDROOM 3
6'4" x 5'11" (1.93m x 1.80m)
Window to the side elevation. Two single beds. Built storage cupboard/wardrobe.

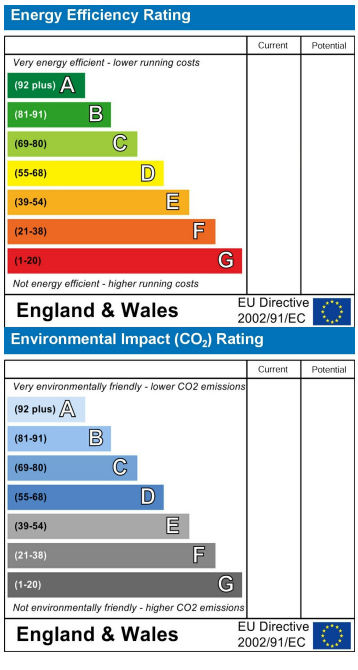
SEPARATE CLOAKROOM
Window to the side elevation. Low level wc. Pedestal wash hand basin.

FAMILY SHOWER ROOM



A white modern suite comprising of shower cubical with shower over. Pedestal wash hand basin. Low level wc. Ceiling light. Obscured glazed window to the side.Vinyl floor covering. Storage shelving/cupboards.





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