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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









53 Karo Place, Exmouth, EX8 5BT

£14,950

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 in this prime location known as Sandy Bay. 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" in Exmouth Devon and or a fantastic comfortable highly equipped second home with great income potential with access to great facilities and a private Sandy Beach. The property also offers excellent rental income 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 and a further cloakroom. CONTACT SARAH DUNN * NORMA FAIRBANKS * DARREN WHEELER ON 01395 720022 to arrange your viewing appointment. VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK.

LOCATION



Situated on Haven Holidays flagship site in the popular Exe Estuary Town of Exmouth with wonderful facilities for all members of the family and access to a private sandy beach.

ENTRANCE

Door to the side elevation. Doors and access to all rooms. Vinyl floor covering. Storage cupboard housing gas fired boiler serving domestic hot water throughout the property.

KITCHEN

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



A modern quality fitted kitchen with comprehensive matching range of wall base and display units incorporating a single drainer stainless steel sink unit with mixer tap over. Window to the side elevation. Colour coordinated rolled edge worktop surfaces tiled walls and floor covering. Ample power points. Double Oven. Fridge/freezer. Microwave, Various other kitchen equipment.

LOUNGE/DINING ROOM

13'3" x 11'9" (4.04m x 3.58m)



Window to the front enjoying a lovely sea view. Furniture as seen in photograph. Pull out bed settee to accommodate further guests.

INNER HALLWAY

Doors to three bedrooms cloakroom and family bathroom.

BEDROOM 1

9'0 " x 6'6" (2.74m " x 1.98m)



Window to the side. Double bed. Electric heater. Furniture as seen. Television as seen in the photograph.

INTERNAL PHOTOGRAPH



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





Window to the side. Two single beds. Built in wardrobe. Furniture as seen in the photograph. Electric heater. Power points.

BEDROOM 3
6'4" x 5'11" (1.93m x 1.80m)

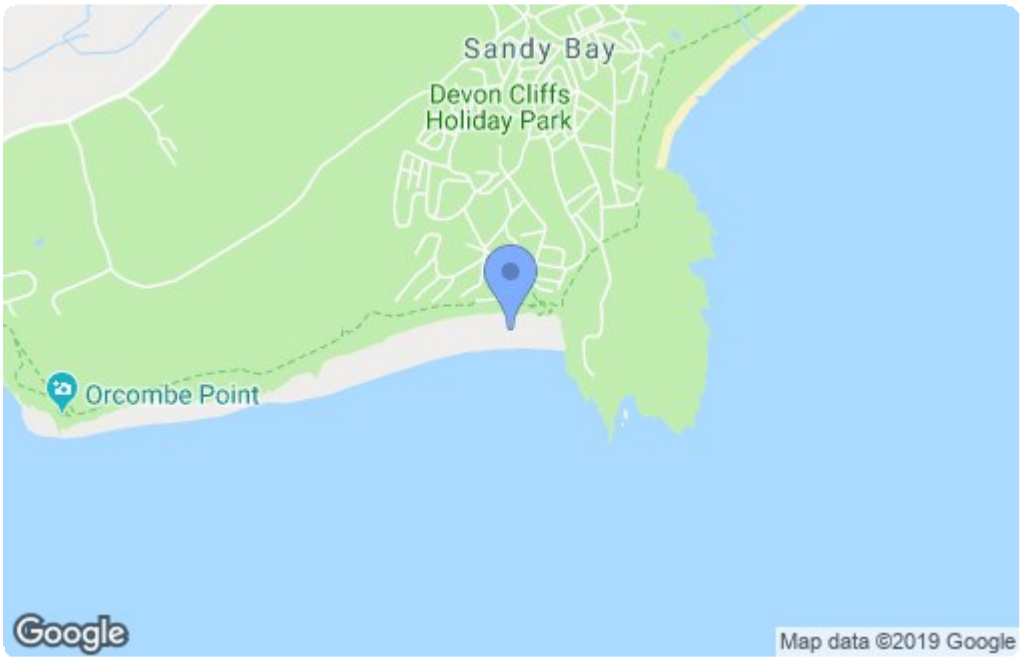


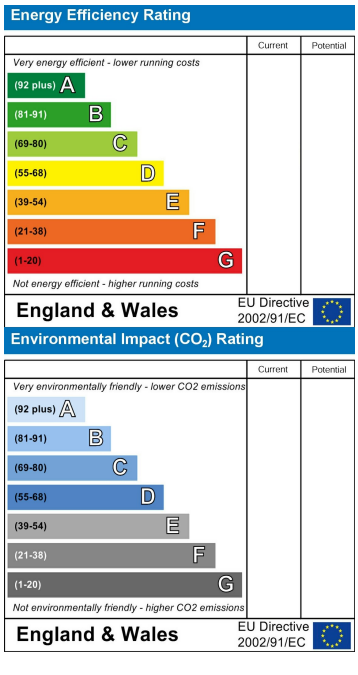
Window to the side elevation. Two single beds. Built in wardrobe. Power points. Electric heater. Furniture as seen in the photographs.

FAMILY SHOWER ROOM



CLOAKROOM





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