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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









7 Portland View Ladram Bay, Budleigh Salterton, EX9 7BX

Offers in the region of £144,950

A very rare opportunity to purchase probably one of the most superior " super lodges " in the South West. Located within this small select gated secure crescent of lodges at the beautiful Ladram Bay in Otterton known as " Portland View " Magnificent treble fronted veranda with probably the best view within this development with uninterrupted panoramic sea and coastal views ** good size driveway. ** so many more attributes to mention ** ** luxuriously appointed family bathroom and en suite ** We have the keys and accompanied viewings are available SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** PRIVATE OWNER NEVER RENTED ** Only one owner from 2015 ** ** Four paws friendly ** long lease until 2055 ** (40 YEAR LEASE) occupancy period includes Christmas and New Year ** Site fee per annum £10,000 ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk

GENERAL DESCRIPTION



** NEW MARKETING *** OFFERS IN THE REGION OF £144,950 *** WITH THE Sarah Dunn & Co HOLIDAY & LODGE DEPARTMENT ** - A very rare opportunity to purchase probably one of the most superior " super lodges " in the South West. Located within this small select gated secure crescent of lodges at the beautiful Ladram Bay in Otterton known as " Portland View " Magnificent treble fronted veranda with probably the best view within this development with uninterrupted panoramic sea and coastal views ** good size driveway. ** so many more attributes to mention ** ** luxuriously appointed family bathroom and en suite ** We have the keys and accompanied viewings are available SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** PRIVATE OWNER NEVER RENTED ** Only one owner from 2015 ** ** Four paws friendly ** long lease until 2055 ** (40 YEAR LEASE) occupancy period includes Christmas and New Year ** Site fee per annum £10,000 ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk

GENERAL LOCATION







Ladram Bay and Otterton are 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.

LADRAM BAY/OTTERTON VILLAGE





Situated on this prestigious plot within the beautiful Ladram Bay within walking distance of the most popular and sought after pretty village of "Otterton" in East Devon which has a popular local public house ideal for family meals. Ladram Bay is within a 10 minute drive of the popular beaches on the Jurassic coastline in Exmouth * Sidmouth * Budleigh Salterton *. Ladram Bay is within easy reach of the Cathedral City of Exeter the M5 Motorway and Exeter Airport.

KITCHEN

KITCHEN





KITCHEN



DINING ROOM



KITCHEN







DINING ROOM



DINING ROOM



LOUNGE WITH STUNNING SEA VIEWS



FURTHER SEATING AREA





LOUNGE WITH STUNNING SEA VIEWS



LOUNGE



VERANDA & VIEW



DOORS LEAD TO STUNNING VERANDA

INTERNAL HALLWAY



FAMILY BATHROOM



FAMILY BATHROOM



FAMILY BATHROOM



MASTER BEDROOM SUITE



MASTER BEDROOM SUITE

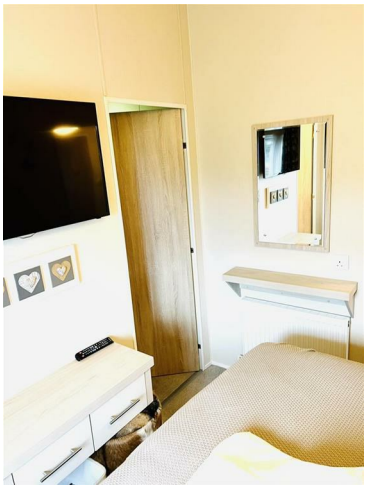


EN SUITE SHOWER ROOM



MASTER BEDROOM SUITE





EN SUITE SHOWER ROOM



BEDROOM 2



OUTSIDE



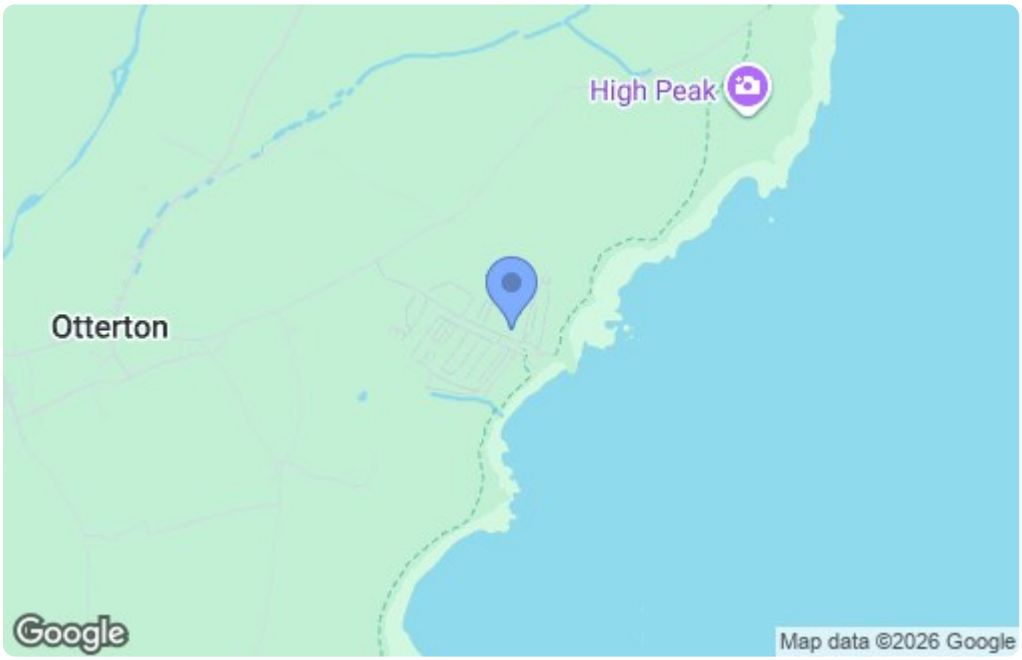
BEDROOM 2

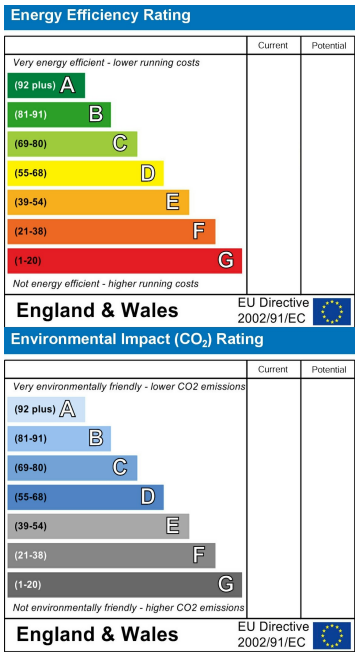


OUTSIDE









14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk