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

"A Business Built Upon Recommendations!"









10 Windsor Square, Exmouth, EX8 1JU

Offers in the region of £249,950

***** OPEN HOUSE SUNDAY 23RD JUNE BETWEEN 2PM - 4PM PLEASE REGISTER YOUR INTEREST **** PUBLIC NOTICE ***** NEW TO MARKET WINDSOR SQUARE O. I. R. O - £249,950 - DUE TO THE EXCEPTIONAL HIGH VOLUME OF LOCAL, NATIONAL AND INTERNATIONAL INTEREST WE HAVE RECEIVED THIS WEEKEND ON THIS PROPERTY I HAVE NO CHOICE IN FAIRNESS TO ALL INTERESTED PARTIES TO TAKE THIS PROPERTY TO AN "OPEN HOUSE SCENARIO FOR ACCOMPANIED VIEWINGS" I WILL BE CONDUCTING AN OPEN HOUSE ON ******* SUNDAY 23RD JUNE BETWEEN 2PM - 4PM - PLEASE REGISTER YOUR INTEREST. SINCE GOING LIVE ON WWW.ZOOPLA.CO.UK ON FRIDAY EVENING THIS PROPERTY HAS JAMMED OUR PHONE LINE WE ARE DOING OUR ABSOLUTE BEST TO GET BACK TO EVERYONE ASAP - PLEASE LEAVE A MESSAGE AND WE WILL GET BACK TO YOU AS SOON AS WE POSSIBLY CAN YOUR CALL IS IMPORTANT TO US. WE LOOK FORWARD TO HEARING FROM YOU AND SERVING YOU. BEST WISHES SARAH DUNN WWW.SARAH-DUNN.CO.UK.NEW TO MARKET - A HUGE TRADITIONAL FOUR/FIVE BEDROOM PROPERTY WITH PARTICULARLY SIGNIFICANT ACCOMMODATION OCCUPYING AN UNUSUALLY LARGE SQUARE FOOTAGE WITH VARIOUS ROOMS IDEAL FOR A HUGE VARIETY OF USES * GARAGE AND GARDEN * 30FT KITCHEN/BREAKFAST FAMILY ROOM * CHARMING TRADITIONAL HALLWAYS * ORIGINAL FIREPLACES AND THE RETENTION OF MANY ORIGINAL FEATURES OF THE PERIOD OF THE PROPERTIES CONSTRUCTION * ABSOLUTELY HUGE POTENTIAL * STUNNING PANORAMIC EXE ESTUARY VIEWS * ULTIMATE SPACIOUS FAMILY HOME * INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THIS PROPERTY WHICH WILL APPEAL TO A WIDE CROSS SECTION OF THE MARKETPLACE * ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK * **** NO CHAIN ****

GENERAL DESCRIPTION



NEW TO MARKET - A HUGE TRADITIONAL FOUR/FIVE BEDROOM PROPERTY WITH PARTICULARLY SIGNIFICANT ACCOMMODATION OCCUPYING AN UNUSUALLY LARGE SQUARE FOOTAGE WITH VARIOUS ROOMS IDEAL FOR A HUGE VARIETY OF USES * GARAGE AND GARDEN * 30FT KITCHEN/BREAKFAST FAMILY ROOM * CHARMING TRADITIONAL HALLWAYS * ORIGINAL FIREPLACES AND THE RETENTION OF MANY ORIGINAL FEATURES OF THE PERIOD OF THE PROPERTIES CONSTRUCTION * ABSOLUTELY HUGE POTENTIAL * STUNNING PANORAMIC EXE ESTUARY VIEWS * ULTIMATE SPACIOUS FAMILY HOME * INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THIS PROPERTY WHICH WILL APPEAL TO A WIDE CROSS SECTION OF THE MARKETPLACE * ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK * **** NO CHAIN ****

LOCATION



WINDSOR SQUARE is set in an easily accessible central 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.

ATTENTION INVESTMENT PORTFOLIO BUYERS



This property is currently utilised as a

multiple occupancy property. There is the further possibility of further income potential/yield givem the significant square footage of the accommodation and layout.

PERSONAL NOTE FROM SARAH DUNN



The size of this property really needs to be viewed to be fully appreciated. Please contact me personally if you would like to discuss this property in further detail. as this property is very unique. PLEASE NOTE THIS PROPERTY OCCUPIES A SIGNIFICANT AMOUNT OF THE BUILDING BUT NOT ALL * THERE IS A GROUND FLOOR FLAT BELOW AND THE GARDEN IS A SHARED HOWEVER COULD BE POSSIBLY FENCED TO MAKE IT PRIVATE. THE GARAGE BELONGS TO THE PROPERTY AND THE PROPERTY ENJOYS A SHARED FREEHOLD HOWEVER OWNS THE MAJORITY PART OF THE FREEHOLD. Best wishes - Sarah Dunn. 01395 720022

VIEWINGS AVAILABLE 7 DAYS A WEEK



Sarah Dunn & Co estate agents operate a accompanied viewing and full valuation service seven days a week for your convenience. If you are abroad in a different time zone we operate a 24 hour service for your convenience. Best wishes - Sarah Dunn.

RECEPTION HALLWAY



1ST FLOOR LANDING

INTERNAL PHOTOGRAPH



KITCHEN/BREAKFAST ROOM
30'0" x 8'0" (9.14m x 2.44m)



INTERNAL PHOTOGRAPH



ROOM
10'7" x 10'7" (3.23m x 3.23m)

ROOM
17'3" x 13'5" (5.26m x 4.09m)

ROOM
tbc (tbc)

TOP FLOOR LANDING



INTERNAL PHOTOGRAPH



BATHROOM



INTERNAL PHOTOGRAPH



ROOM
18'1" x 13'0" (5.51m x 3.96m)
STUNNING PANORAMIC EXE ESTUARY VIEWS

INTERNAL PHOTOGRAPH

VIEW PHOTOGRAPH

VIEW PHOTOGRAPH

ROOM
tbc (tbc)

OUTSIDE
The property enjoys a private an independent rear entrance leading to the garden. The garden is shared with the basement flat although could possibly be fenced off to provide a private secure garden the garage is owned exclusively by the property.

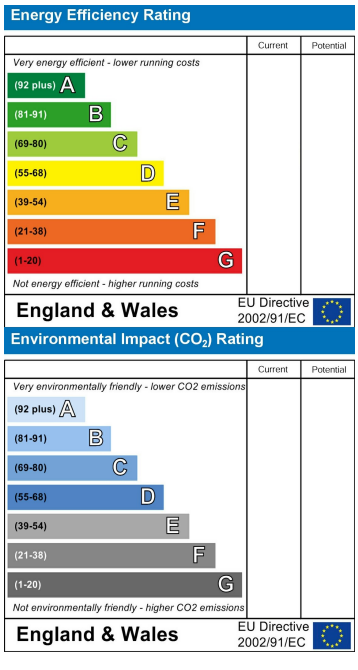
EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH







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