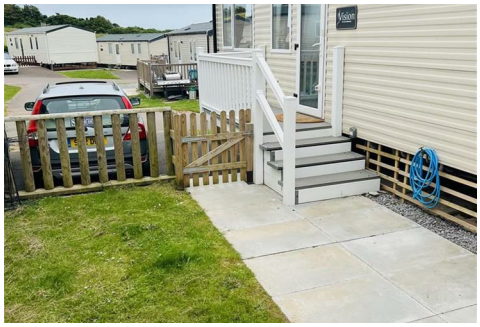
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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









F19 The Orchard, LADRAM BAY, EX9 7BX

Offers in the region of £17,950

** NEW TO THE MARKET WITH THE SARAH DUNN & CO RESIDENTIAL HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** OFFERS IN THE REGION OF £17,950 ** ALL SERIOUS OFFERS CONSIDERED ** BRAND NEW REPLACEMENT GAS FIRED COMBINATION BOILER JUST FITTED ** DOUBLE GLAZING ** THREE BEDROOM VICTORY VISION WITH EN SUITE TO THE MASTER BEDROOM ** ** We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent of lodges known as "The Orchard"". IMMACULATE ORDER THROUGHOUT WITH side veranda and enclosed garden incorporating a driveway ** LOVELY SEA glimpses and countryside VIEWS ** This property is within walking distance of the wonderful beach and areas of countryside of outstanding beauty. Situated within walking distance of the pretty and most desired village of "Otterton" which boasts everything desired about a BEAUTIFUL AND TRANQUIL Devonshire village. ** QUIET PEACEFUL LOCATION * AMENITIES ON SITE IF REQUIRED * * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** SOLD FULLY FURNISHED AND EQUIPPED ** NO CHAIN ** BEAUTIFULLY MAINTAINED AND PRESENTED ** 01395 720022 ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK ** Find our offices on the main Budleigh Salterton High Street next door to Tesco's express.**

GENERAL DESCRIPTION





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LADRAM BAY LOCATION



Ladram Bay and Otterton are set in an easily accessible location within close proximity of Exmouth's, Budleigh Salterton's and Sidmouth'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.

SEA & COUNTRYSIDE VIEWS





LADRAM BAY LOCATION



LADRAM BAY LOCATION



LADRAM BAY LOCATION





LADRAM BAY SWIMMING POOL & LEISURE CLUB



LADRAM BAY SWIMMING POOL & LEISURE CLUB



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.

GENERAL LOCATION BUDLEIGH SALTERTON/EXMOUTH









Set in an easily accessible and 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 and Exeter also enjoys

access to a scheduled airline. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only eleven miles away with the M5 motorway located approximately five miles away.

KITCHEN



KITCHEN





DINING AREA



LOUNGE





LOUNGE





BEDROOM 1 WITH EN SUITE



BEDROOM 1



BEDROOM 1





BEDROOM 2

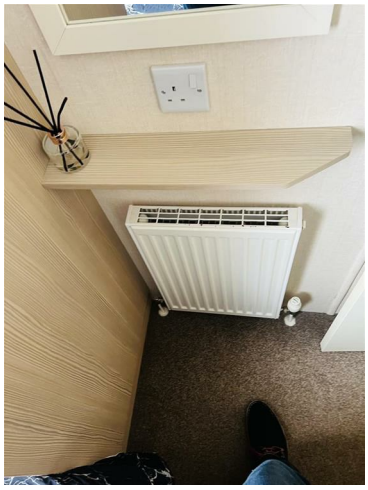


BEDROOM 2



BEDROOM 3





FAMILY SHOWER ROOM





FAMILY SHOWER ROOM



BRAND NEW BOILER

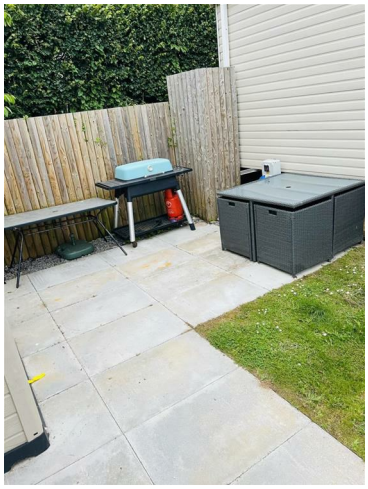


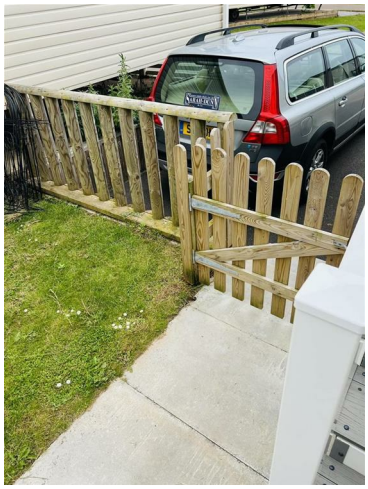
VERANDA





OUTSIDE





OUTSIDE

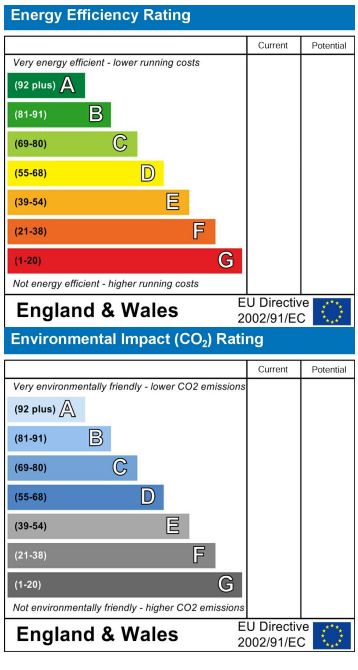




OUTSIDE


S22 DNN





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