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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"



LADRAM BAY



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For Sale
EXMOUTH (01395)
72 00 22

PLOT WILLERBY SIERRA, LADRAM BAY, OTTERTON, EX97BX

Offers in the region of £48,500

** NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** £48,500 ** An immaculate TWO bedroom 2021 "WILLERBY SIERRA " model ** Site fees approximately £7,000 ** immaculate with plot incorporating a driveway & garden and wrap around veranda ** We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay "with a fantastic veranda providing views". IMMACULATE ORDER THROUGHOUT ** 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. ** ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** SOLD FULLY FURNISHED AND EQUIPPED **

GENERAL DESCRIPTION



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LADRAM BAY





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.

BEAUTIFUL VILLAGE OF OTTERTON

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.

SWIMMING POOL & FACILITIES









LADRAM BAY BEACH



GENERAL AREA 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.Set in

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KITCHEN



DINING AREA



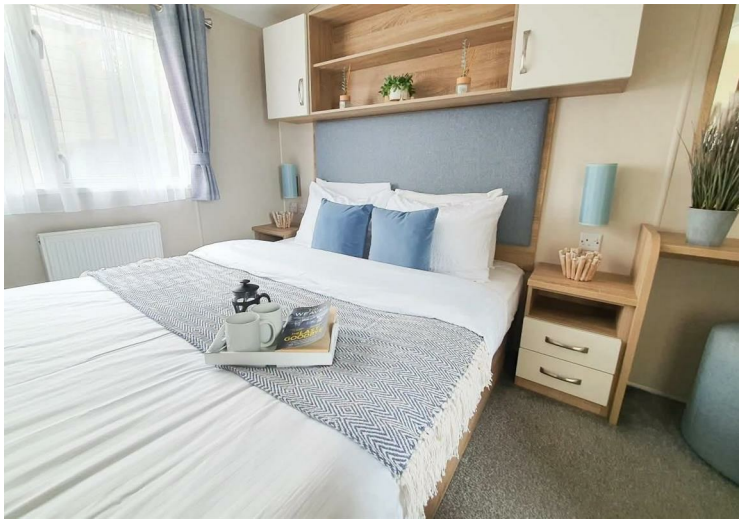
LOUNGE



LOUNGE



MASTER BEDROOM

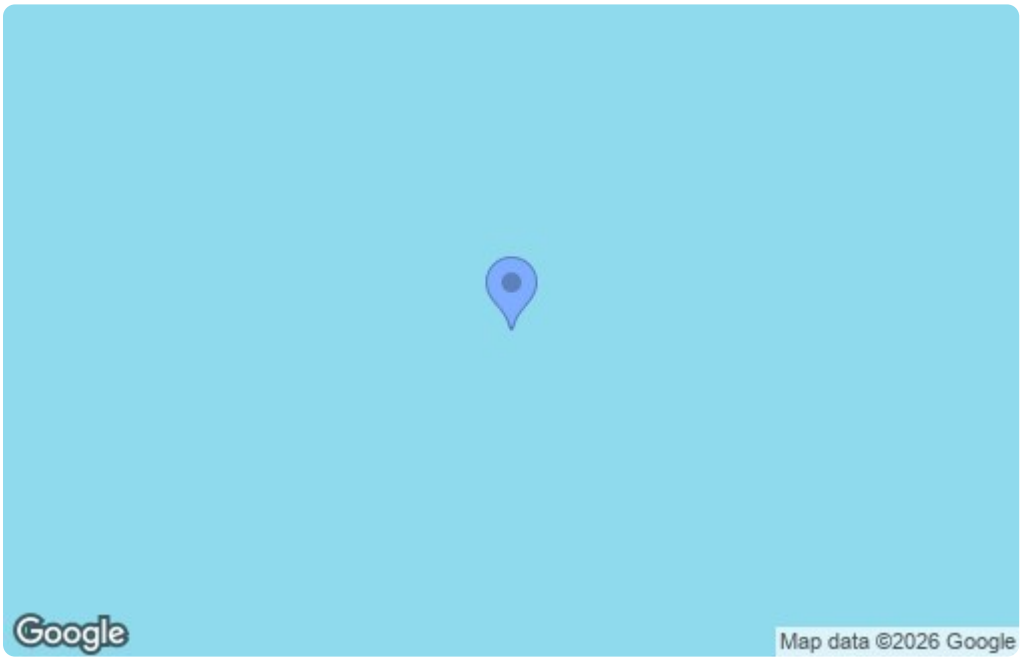


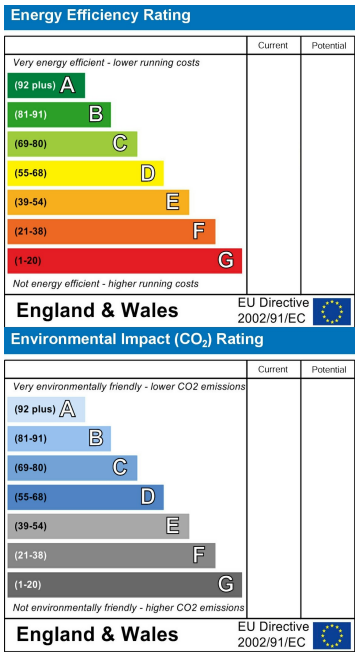
BEDROOM 2



EN SUITE CLOAKROOM

FAMILY SHOWER ROOM





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