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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









26 Ocean View, Exmouth, EX8 5BT

Offers in the region of £54,950

***** PRICE AMENDED **** - SOLE SELLING AGENTS - SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE BEEN INSTRUCTED TO SELL THIS PRESTIGIOUS DETACHED PROPERTY. There is a significant yield/rental value attached to this property in the region of £5,600 which covers the July/August season 2019 this income is transferable upon the purchase. Properties in this location with this wonderful plot and 180 degree stunning views across the sea are rarely available to the open marketplace. Purchased luxuriously equipped and pitched on this fabulous plot. A larger than average lodge known as the " Willerby New Hampshire" There are plentiful windows giving this property dual aspects from three sides providing absolutely stunning panoramic sea and coastal views which really have to be viewed to be fully appreciated. The property enjoys this premium rated plot and the property was purchased from " BRAND NEW" with the highest specifications by the current careful owners who have maintained the property " as new". Please register your interest personally with Sarah Dunn. Accompanied viewings are available seven days a week.

GENERAL DESCRIPTON



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LOCATION



Situated on this award winning development with breathtaking views of the Jurassic coastline, a blue flag award winning sandy beach, the southwest coastal path, restaurants cafes, bars, shops, swimming pools and activities plus owners club/lounge. Exmouth is a well stocked popular seaside Town with excellent access to the cathedral city of Exeter and the M5 motorway.

LOCATION (EXMOUTH) BEACH



PHOTOGRAPH



ACCOMPANIED VIEWINGS AVAILABLE 7 DAYS A WEEK



At Sarah Dunn & Co Estate Agents Exmouth (LTD) we offer a full seven day a week service. We accompany viewings and value properties SEVEN DAYS A WEEK for your convenience. We will accommodate you at your convenience as we appreciate many clients maybe travelling a distance from out of the area. We will always accommodate your times and days to view SEVEN DAYS A WEEK. Best wishes - Sarah Dunn.

INVESTMENT BUYERS



The current owners have enjoyed high quality tenants on a holiday let basis. There is a yield of £5,600 currently booked for the months of July & August 2019 which is transferable upon purchase. More information of the proven track record of the letting income can be provided by request. Because of the superior pitch and spacious luxurious accommodation this Lodge enjoys income potential on this particular lodge is higher than average consequently making this property an excellent buy to let property for the investment portfolio purchaser. Please feel welcome to discuss the investment opportunities with this property directly with Sarah Dunn personally 01395 720022.

PERSONAL NOTE FROM SARAH DUNN



Hello to all. This property enjoys an excellent pitch with a superior panoramic view. The property has been superbly maintained by one careful owner from new. Viewing is highly recommended. I look forward

to meeting you and serving you. Best wishes - Sarah Dunn.

KITCHEN



INTERNAL PHOTOGRAPH



FLOOR PLAN



Example floor plan.

LOUNGE



DINING AREA



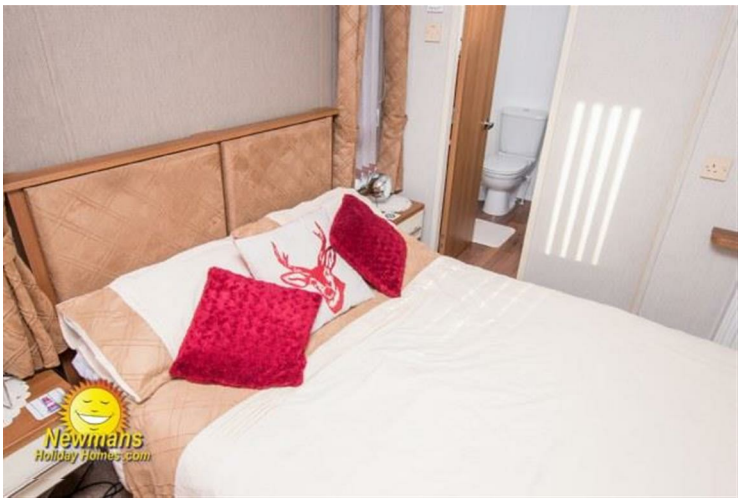
BEDROOM AREAS

There are three principle bedrooms all being of a double size with the master bedroom suite having an en suite shower room.

MASTER BEDROOM SUITE



INTERNAL PHOTOGRAPH



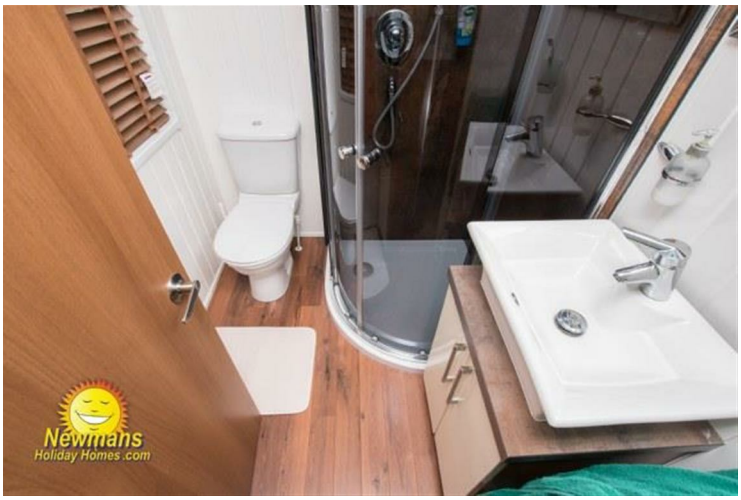
FAMILY BATHROOM



BEDROOM 2



INTERNAL PHOTOGRAPH



BEDROOM 3



OUTSIDE

The property enjoys a beautiful veranda with panoramic sea views and a driveway to the side.

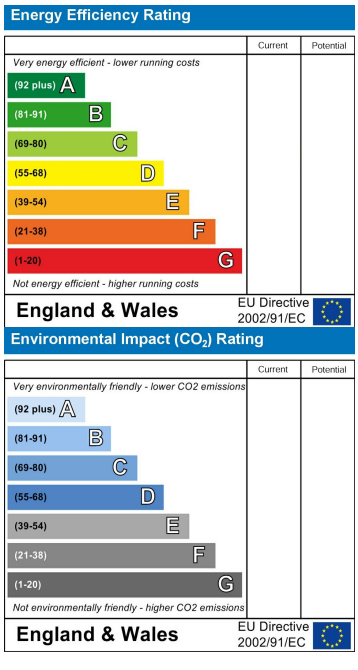
EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH







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