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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









14 Kestrel Way , Exmouth, EX8 5BT

Offers in the region of £119,950

We are delighted to have been given instructions to market this prestigious top of its range detached luxurious " Willerby Portland" Lodge. No thought effort or expense has been spared in the creation and luxurious additions to this already top of its range lodge. The current owners also carefully chose the beautiful oversized elevated plot which offers larger than average gardens incorporating a double-parking bay and an extended veranda giving optimal panoramic sea and coastal views. Located on the wonderful "Kestrel Way" plots of this size and with this view are now rare to the market. A stunning and perfect example of QUALITY AND HIGHLY APPOINTED DETACHED ACCOMMODATION located to maximise the FANTASTIC sea views along the Jurassic Coastline. The property is luxuriously appointed throughout having been well cared for and maintained by two careful owners from BRAND NEW. A fantastic opportunity! for those seeking the ultimate second home/holiday home.

GENERAL DESCRIPTION



** KESTREL WAY ** WE are delighted to have been given instructions to market this prestigious top of its range detached luxurious " Willerby Portland" Lodge. ** OFFERS IN THE REGION OF £119,950 ** No thought effort or expense has been spared in the creation and luxurious additions to this already top of its range lodge. The current owners also carefully chose the beautiful oversized elevated plot which offers larger than average gardens incorporating a double-parking bay and an extended veranda giving optimal panoramic sea and coastal views. Located on the wonderful "Kestrel Way" plots of this size and with this view are now rare to the market. A stunning and perfect example of QUALITY AND HIGHLY APPOINTED DETACHED ACCOMMODATION located to maximise the FANTASTIC sea views along the Jurassic Coastline. The property is luxuriously appointed throughout having been well cared for and maintained by two careful owners from BRAND NEW. A fantastic opportunity! for those seeking the ultimate second home/holiday home. ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.CO.M WWW.SARAH-DUNN.CO.UK (01395) 720022 sarah@sarah-dunn.co.uk

DEVON CLIFFS LOCATION



Situated on this award winning development with breath taking 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 and Exeter Airport. DEVON CLIFFS/SANDY BAY is set in an easily accessible location within close proximity of Exmouth's Exe Estuary and Sandy beach in the popular town of Exmouth.

EXMOUTH LOCATION



SANDY BAY/DEVON CLIFFS is set in an easily accessible

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. 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.

EXTRA LUXURY ADDITIONS FITMENTS AND ITEMS



This already highly appointed top of its range lodge has had many luxurious features added to include. LG Washer/Dryer. LG TV in the lounge , Samsung TV'S in bedroom 1 & 2. 4g router. Blackout blinds throughout. Smeg dual oven (gas hon/electric oven) Virgin pure water device for boiling filtered hot water and cold water, Floe to do independent drain down. Electric recline sofas. Two metal storage containers.

PHOTOGRAPHS







KITCHEN



KITCHEN



KITCHEN



LOUNGE



KITCHEN



LOUNGE



DINING ROOM



DINING ROOM



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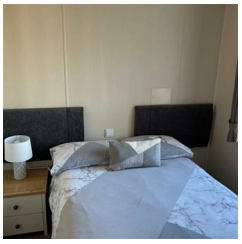


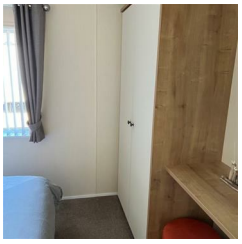
EN SUITE SHOWER ROOM

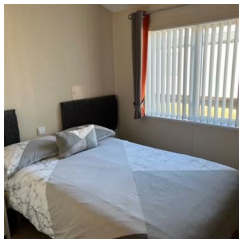




BEDROOM 2







BEDROOM 3









MASTER FAMILY BATHROOM





EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH

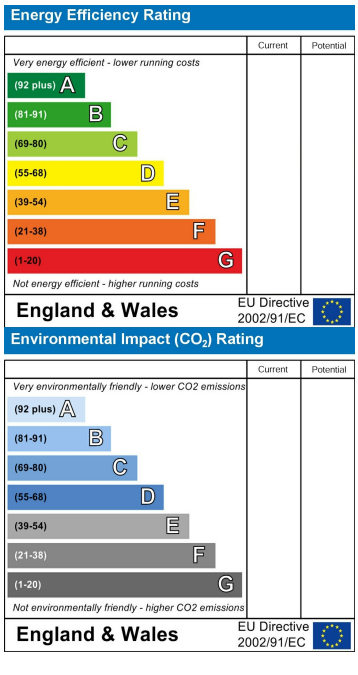




FLOORPLAN







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