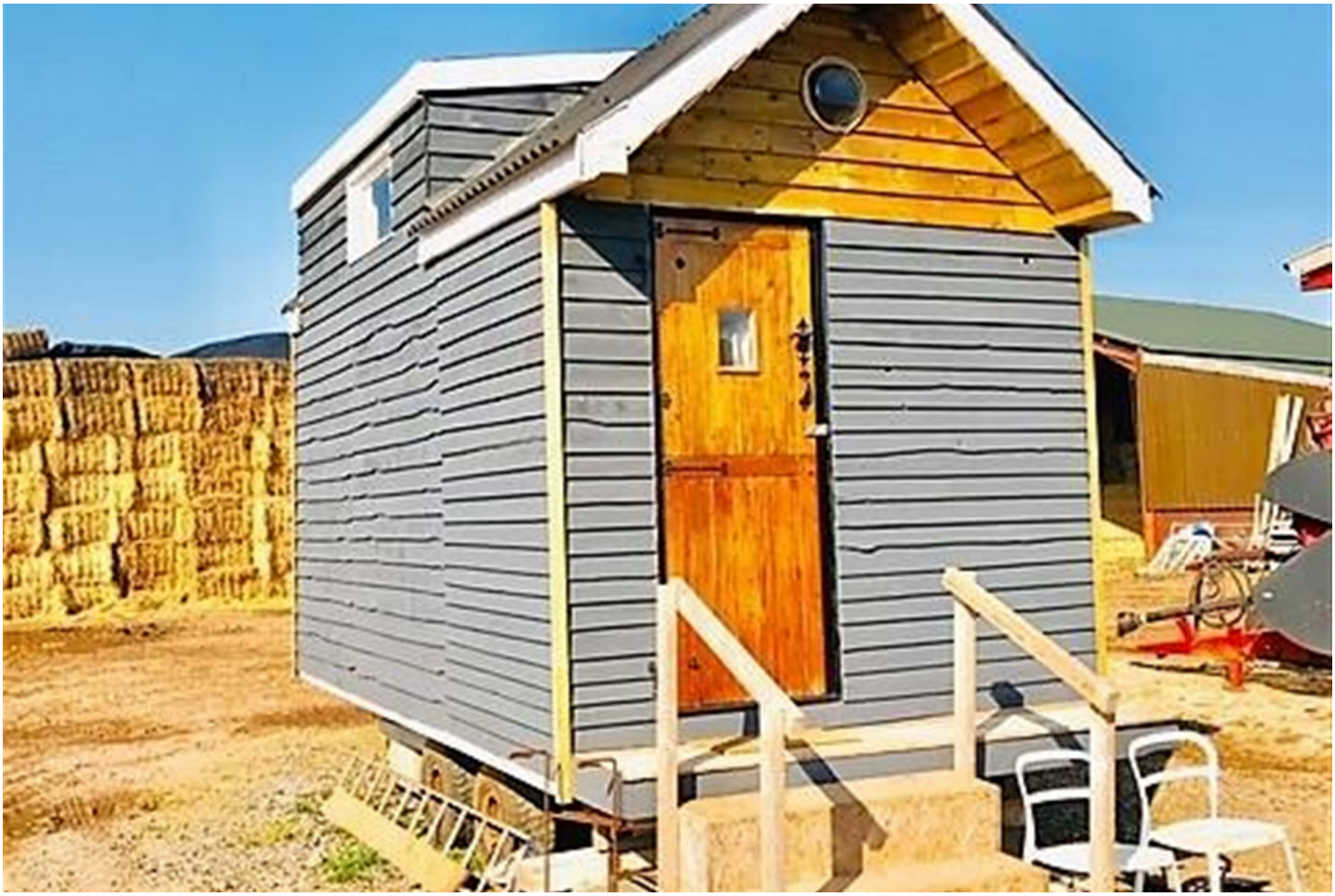
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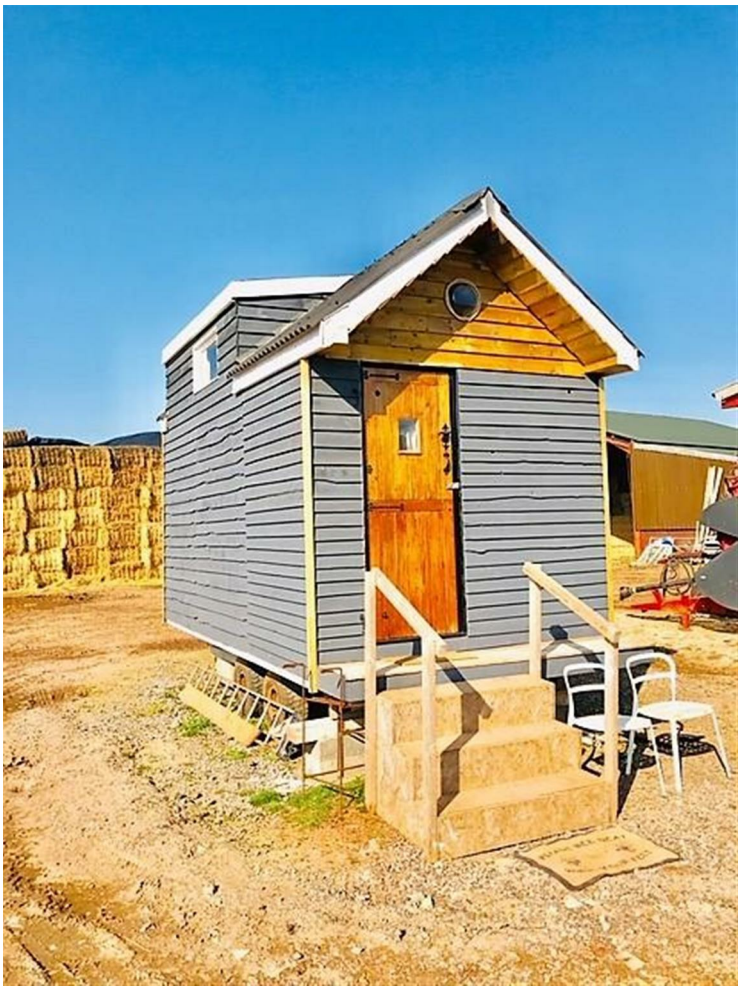


The Little House Exeter Road, Exmouth, EX8 1PT

POA

NEW TO MARKET (SOLE SELLING AGENTS) OFFERS IN EXCESS OF £10,000. IT IS OUR ABSOLUTE PLEASURE TO MARKET THIS PROPERTY ! WE ABSOLUTELY ADORE THIS PROPERTY ! THIS FABULOUS " TINY HOUSE" IS NOW LOOKING FOR A HOME SWEET HOME. All credit is due to the amazing architect designer and builder of this wonderful property which will suit a huge cross section of prospective purchasers within the property market * Wonderful self contained anexe * Work from home space * Transportable holiday home ! Teenagers or Man cave ! or a property to let out in your back garden. BRILLIANT AND TOTALLY UNIQUE !!! FULLY EQUIPPED with a kitchen and full shower room. Built in July 2018 from a mixture of new and reclaimed materials. Too many other features to mention !! FULL SALES PARTICULARS TO FOLLOW. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE. www.sarah-dunn.co.uk 01395 720022.

GENERAL DESCRIPTION



" A Tiny house" on wheels. This timber frame tiny house has been built on a twin axle and fully insulated with celotex in the floor, walls and roof. The area in the loft space has 2 single glazed opening windows plus electric power points. There is a double sofa bed mattress with a small hidden cupboard in the floor. This area has a high quality finish with newly laid carpet with quality underlay. At the hitch end of the trailer is the shower room end, which included toiler and basin with copper pipe plumbing. It is a standard full size shower tray (700 x 700) and a thetford portapoti chemical cassette toilet.

KITCHEN



In the kitchen you will find 3 spotlights recessed into the ceiling which all pivot allowing the direction of light to be changed, lighting up the twin gas hob which is fuelled via gas. One and a half bowl sink unit with mixer tap both connected via a 15 mm copper pipe coming via the floor..

FURTHER INFORMATION



The whole house has been fully wired with lights in every area and plentiful power points and fuse spurs for possible future use. All this feeds back to a 3 way garage consumer unit. This has been a self - build project however the main timber frame structure was built by professionals.

Building started in July 2018 with a mixture of new and reclaimed materials being used. For example glass from an old washing machine door has been used as a non opening window at the front. All other windows were purchased second hand but all the timber used for construction, building materials, insulation, roofing material, shower tray toilet, wood burner and more are all brand new.

FURTHER INFORMATION



The property is approximately 16ft long which includes the porch area outside the front door. The inside is roughly 15ft long. It has been built with permitted development regulations in mind at 255cm wide it can be towed on the roads although it would require a weight certificate .

PHOTOGRAPH



PHOTOGRAPH



PHOTOGRAPH





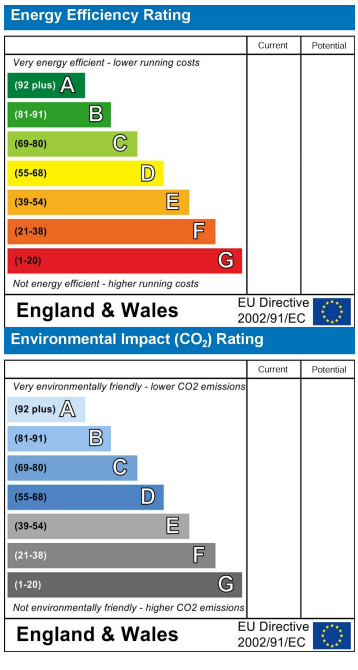
This "Tiny House" is an absolute credit to the creator designer and builder. This is lots of fun and would suit a large cross section of the market place to include a "portable holiday home !" Anexe accommodation or ideal as a rental property. Please contact Sarah Dunn personally on 01395 720022 for further details.

SEVEN DAY A WEEK SERVICE



AGENTS COMMENTS





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