

“A Business Built Upon Recommendations!”



15 Hawk's View, Exmouth, EX8 5BT

Offers invited £29,995

SOLE SELLING AGENTS DIRECTLY ON BEHALF OF THE CURRENT OWNER * A superb opportunity to acquire this well maintained, enhanced and improved highly appointed beautifully presented two bedroom property occupying this wonderful larger than average size plot located at Devon Cliffs, Sandy bay in Exmouth. This property enjoys home from home highly appointed accommodation.* Full gas central heating via a recently replaced combination gas fired boiler and UPVC double glazing * The internal photographs speak for themselves !!. Superb amenities for all ages plus the beautiful Sandy beach Exmouth is famous for * Fantastic access to the M5 * Exeter City centre plus Exeter Airport. An immaculate property throughout. ACCCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK.



GENERAL DESCRIPTION

SOLE SELLING AGENTS DIRECTLY ON BEHALF OF THE CURRENT OWNER * A superb opportunity to acquire this well maintained, enhanced and improved highly appointed beautifully presented two bedroom property occupying this wonderful larger than average size plot located at Devon Cliffs, Sandy bay in Exmouth. This property enjoys home from home highly appointed accommodation.* Full gas central heating via a recently replaced combination gas fired boiler and UPVC double glazing * The internal photographs speak for themselves !!. Superb amenities for all ages plus the beautiful Sandy beach Exmouth is famous for * Fantastic access to the M5 * Exeter City centre plus Exeter Airport. An immaculate property throughout. ACCCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK.

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.

KITCHEN

KITCHEN

KITCHEN

LOUNGE

LOUNGE

LOUNGE

DINING AREA

MASTER BEDROOM

MASTER BEDROOM

MASTER BEDROOM

SHOWER ROOM

SHOWER ROOM

SHOWER ROOM

CLOAKROOM

BEDROOM 2

BEDROOM 2

OUTSIDE

OUTSIDE

OUTSIDE

OUTSIDE

OUTSIDE

OUTSIDE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	