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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"







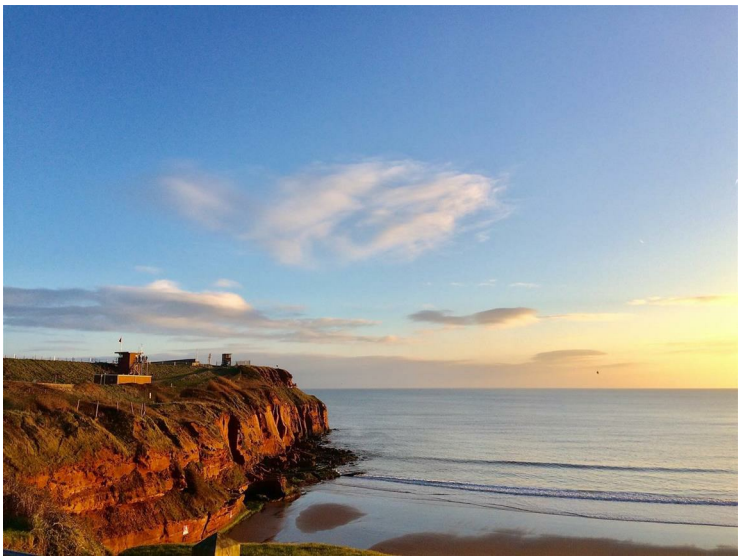


12 Westdown Farm, Exmouth, EX8 5BU

Offers in the region of £85,000

PRICE JUST DRAMATICALLY REDUCED FROM £120,000 TO ..... £85,000 !! QUICK SALE REQUIRED DUE TO THE CURRENT OWNERS CIRCUMSTANCES * BRAND NEW * BRAND NEW * * BRAND NEW * A brand new top of its range " La Rochelle" detached property which has been uniquely designed and significantly equipped with high quality fitments throughout by the existing private owner with assisted living requirements in mind. The property is a two bedroom 43'0" x 14'2". The current owner has already purchased a " sunrise plot" at WESTDOWN FARM, SANDY BAY Exmouth for the property to be located. The asking price includes the price of this plot and all relocation services as the property is still at the factory where it was built which is located in the Westcountry. No thought effort or expense has been spared in the creation of this property sadly the current owner is selling due to health issues. We operate a seven day a week accompanied viewing service for your convenience.

LOCATION



Exmouth is an ideal location for visiting the South West with the M5 motorway, Dartmoor and Exmoor all within easy reach. The farm itself is well situated for those wishing to explore the Jurassic Coast, the Exe Valley and the area of lowland heath known as Woodbury Common. The East Devon area attracts high numbers of bird watchers, anglers and photographers each year in addition to many families who head for the sandy beach. A regular bus service runs into Exmouth and the park is within easy walking distance of the sea, local shops, post office, church and public house.

EXTERIOR PHOTOGRAPH



EXTERIOR PHOTOGRAPH



ABOUT WESTDOWN FARM



A small private park on Devon's glorious Jurassic coast. A small private family run park offering a friendly relaxing atmosphere appealing to those who wish to unwind slowly. Enjoy the comfort of your own property without the disturbances associated with more commercialised parks. The aim is to provide comfortable surroundings for owners and their guests so that as many visitors as possible come and enjoy the beautiful Devon countryside. West Down Farm is a small holiday home park on Devons glorious south coast and two miles from Exmouth town centre. The park has been laid out to give each property a lovely South West aspect with views along the coast and towards the Exe Estuary.

THE EMANCIPATION OF LODGE LIVING

Please see example photograph of a pitched lodge with veranda. La Rochelle is inspired by typical Mediterranean living. Designed and built to offer charisma and charm in every corner. A sequel to the croft this brand new home brings together romantic charm and rustic appeal.

FEATURES

* Built to BS362:2015 residential standard * Dark grey UPVC double glazed door and windows

* Dark grey exterior shutters * Combination boiler * Fully integrated fridge * built in fridge/freezer* built in oven hob & extractor * Built in dishwasher * Interior feature walls * Vaulted ceilings * Many more attributes and features many uniquely designed by the existing private owner for assisted living.

LOUNGE/DINING ROOM
11'9" x 12'1" (3.58m x 3.68m)



INTERNAL PHOTOGRAPH



KITCHEN
8'8" x 7'5" (2.64m x 2.26m)



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 1
11'9" x 8'10" (3.58m x 2.69m)

INTERNAL PHOTOGRAPH



BEDROOM 2
8'9" x 7'1" (2.67m x 2.16m)



BATHROOM
8'9" x 6'11" (2.67m x 2.11m)



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH





INTERNAL PHOTOGRAPH



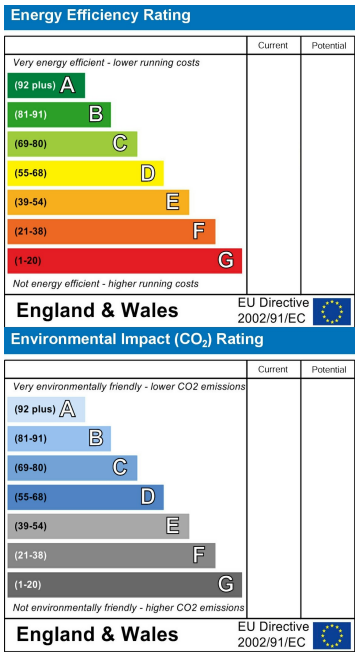
INTERNAL PHOTOGRAPH



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