

“A Business Built Upon Recommendations!”



18 Ivy Close, Exmouth, EX8 5BT

Offers in the region of £44,950

A superb opportunity to acquire this highly appointed Three bedroom holiday home enjoying this lovely plot with a driveway to the side and veranda providing the most lovely Seaview. Located at Devon Cliffs, Sandy bay in Exmouth. Having had just one owner from 2021 when you walk into this property it has retained it's "brand new" feeling. This property enjoys home from home luxuriously appointed accommodation with fantastic sea views and plot located in the centre of the park within excellent access of all the facilities and amenities plus within walking distance of the beautiful Sandy Beach. Full gas central heating via a combination gas fired boiler and UPVC double glazing plus a highly appointed fitted kitchen with built in appliances to include a dishwasher. * 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. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK. **

GENERAL DESCRIPTION



A superb opportunity to acquire this highly appointed Three bedroom holiday home enjoying this lovely plot with a driveway to the side and veranda providing the most lovely Seaview. Located at Devon Cliffs, Sandy bay in Exmouth. Having had just one owner from 2021 when you walk into this property it has retained it's "brand new" feeling. This property enjoys home from home luxuriously appointed accommodation with fantastic sea views and plot located in the centre of the park within excellent access of all the facilities and amenities plus within walking distance of the beautiful Sandy Beach. Full gas central heating via a combination gas fired boiler and UPVC double glazing plus a highly appointed fitted kitchen with built in appliances to include a dishwasher. * 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. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK. **

RENTAL PORTFOLIO & DEVON CLIFFS LOCATION

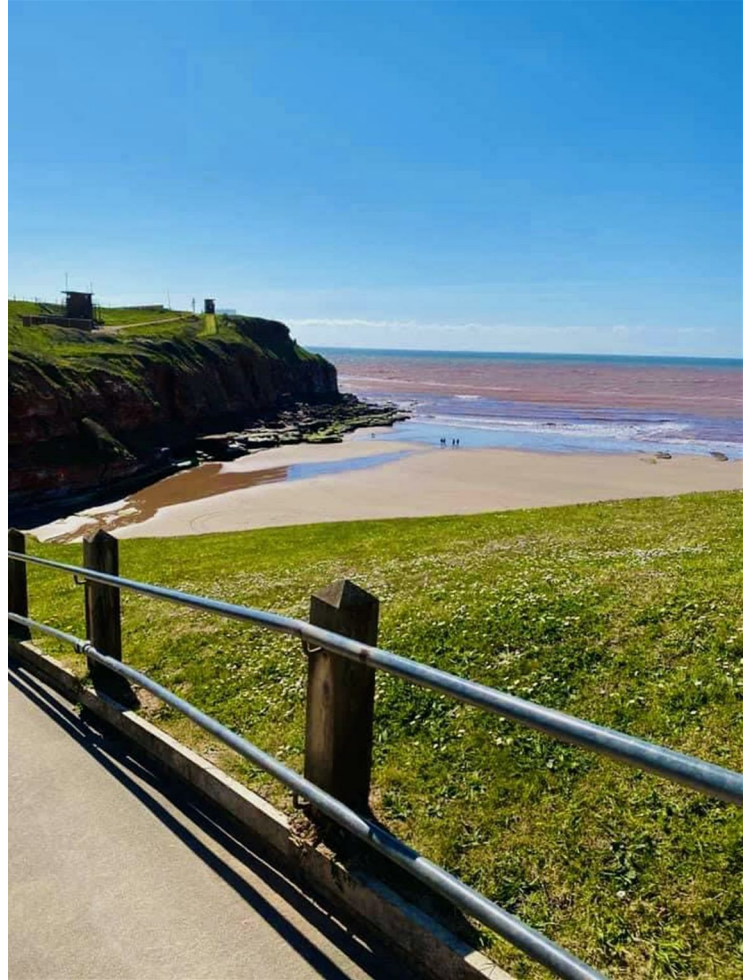


This property has the added benefit if required of having a successful rental portfolio with individual facebook page which can be inherited within the sale. The annual site fee is £10,010. We are advised by the current owner that the total rental income for last year was £26,000 and the letting

income so far for this year is £15,600. (deposits paid)

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.

EXMOUTH/BUDLEIGH SALTERTON LOCATION



SANDY BAY/DEVON CLIFFS is set in an easily accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. 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/DINING ROOM



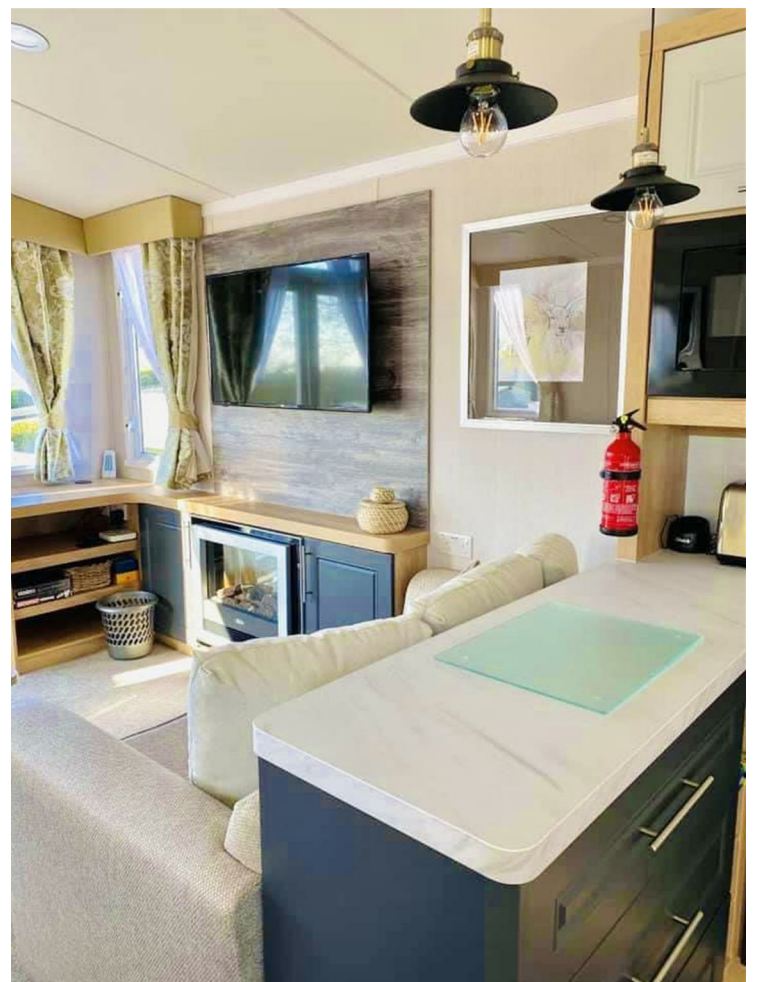
KITCHEN/DINING ROOM



LOUNGE



LOUNGE



LOUNGE



MASTER BEDROOM SUITE



MASTER BEDROOM SUITE



MASTER BEDROOM SUITE



EN SUITE CLOAKROOM



BEDROOM 3



BEDROOM 2



FAMILY SHOWER ROOM



OUTSIDE



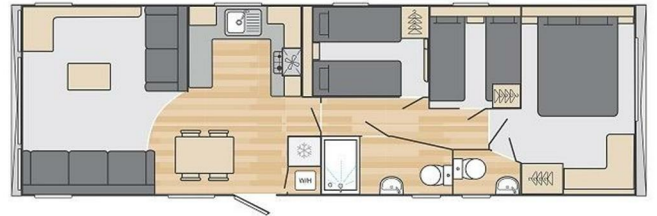
OUTSIDE

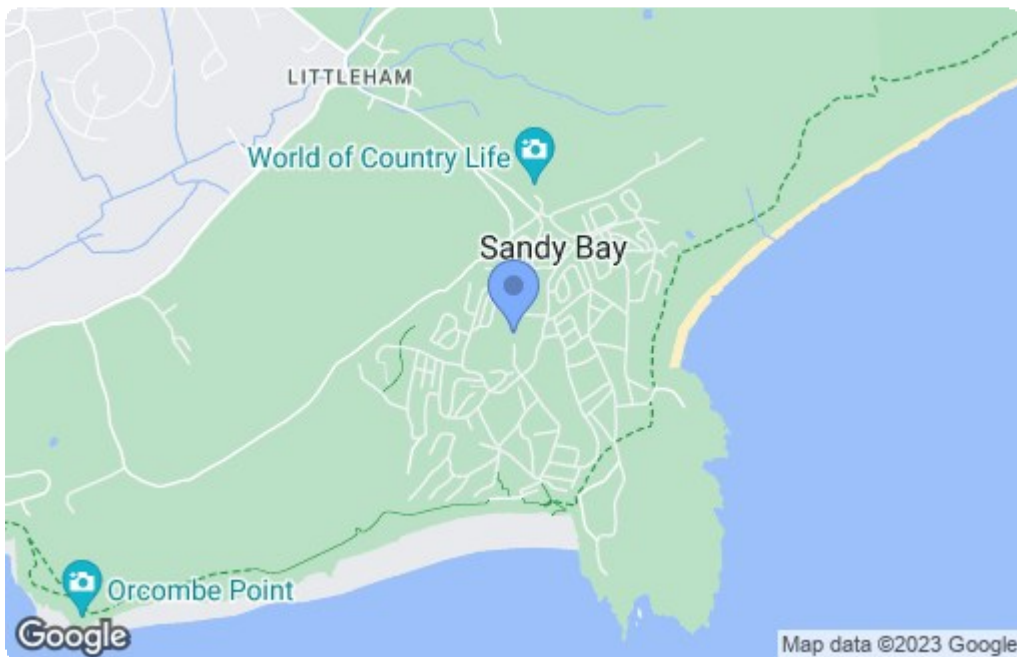


OUTSIDE



FLOOR PLAN





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		
<i>Not energy efficient - higher running costs</i>		
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		
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