

"A Business Built Upon Recommendations!"



3 Sunset View, Exmouth, EX8 5BT

Offers invited £54,950

* SOLE SELLING AGENTS DIRECTLY ON BEHALF OF THE CURRENT OWNER * ONLY A TWO YEAR OLD !!! * A superb opportunity to acquire this highly appointed lodge enjoying this prestigious plot located at Devon Cliffs, Sandy bay in Exmouth. This " Swift Alsace" design enjoys home from home luxuriously appointed accommodation with fantastic sea views * This property enjoys an existing client base. Full gas central heating via a 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. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK.



GENERAL DESCRIPTION

SOLE SELLING AGENTS DIRECTLY ON BEHALF OF THE CURRENT OWNER * ONLY TWO YEARS OLD !!! * A superb opportunity to acquire this highly appointed lodge enjoying this prestigious plot located at Devon Cliffs, Sandy bay in Exmouth. This " Swift Alsace" design enjoys home from home luxuriously appointed accommodation with fantastic sea views * This property enjoys an existing client base. Full gas central heating via a 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. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK.

LOCATION

Situated on this award winning development with breathtaking 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 BEACH

EXTERNAL PHOTOGRAPH

EXTERNAL PHOTOGRAPH

ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A

ATTENTION INVESTMENT PURCHASERS

FLOOR PLAN

DUAL ASPECT LOUNGE

As you enter the accommodation this property without doubt has the " Wow factor". The lodge is wider than average and is cushioned by plentiful windows which have panoramic sea views over the wonderful veranda through the large floor to ceiling patio doors. The open plan layout provides a light and airy welcome. The Lounge is fully furnished to a high standard with comfortable free standing sofas. TV. The photographs represent the property in its actual form. All furnishings and fitments are included in the asking price. The property is being sold as seen.

INTERNAL PHOTOGRAPH LOUNGE

INTERNAL PHOTOGRAPH LOUNGE

HIGHLY APPOINTED KITCHEN

A spacious high quality fitted kitchen with comprehensive matching range of wall base and drawer units incorporating colour coordinated rolled edge work top surfaces and tiled walls. The kitchen effortlessly combines style and function in perfect harmony. The kitchen is fully fitted with appliances to include * oven & grill * gas hob * extractor fan * * concealed dishwasher * integrated microwave * built in fridge/freezer and ample storage. The dining area has plenty of natural lighting due to the full length windows and benefits from a free standing quality dining table and matching chairs. A spacious high quality fitted kitchen with comprehensive matching range of wall base and drawer units incorporating colour coordinated rolled edge work top surfaces and tiled walls. The kitchen effortlessly combines style and function in perfect harmony. The kitchen is fully fitted with appliances to include * oven & grill * gas hob * extractor fan * concealed washing machine * concealed dishwasher * integrated microwave * built in fridge/freezer and ample storage. The dining area has plenty of natural lighting due to the full length windows and benefits from a free standing quality dining table and matching high back upholstered chairs.

INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

MAIN SHOWER ROOM

BEDROOM ACCOMMODATION

The property enjoys three good size well proportioned bedrooms all fully equipped making ideal accommodation for a family of all ages. The layout of the bedroom accommodation offers particular privacy because of the separate master bedroom suite and en suite therefore this property would make excellent accommodation for the professional couple seeking extra guest accommodation.

MASTER BEDROOM SUITE WITH EN SUITE

INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

BEDROOM 2

INTERNAL PHOTOGRAPH

FULLY DOUBLE GLAZED WITH FULL GAS CENTRAL HEATING

The property is home from home and benefits from a wall mounted gas fired combination boiler serving a conventional gas central heating system to radiators and a hot water system.

VERANDA

The property has already had the investment and benefit of a high quality large front and side gated veranda constructed.

CAREFULLY CHOSEN PITCH WITH DOUBLE DRIVEWAY

The property enjoys a carefully chosen and located pitch with fantastic sea views and a double driveway.

EXTERNAL PHOTOGRAPH

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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			
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(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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