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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









16 Portland View Ladram Bay, Budleigh Salterton, EX9 7BX

Offers in the region of £125,000

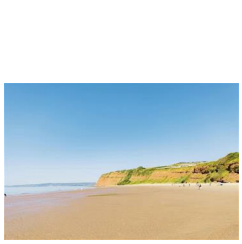
A lovely opportunity to purchase this highly appointed detached lodge at the most sought after "LADRAM BAY" with a larger than average plot with enclosed gardens to the rear ** Located within this small select gated secure crescent of lodges at the beautiful Ladram Bay in Otterton known as " Portland View " Magnificent veranda with probably the best view within this development with uninterrupted panoramic sea and coastal views ** good size driveway. ** so many more attributes to mention ** ** luxuriously appointed family bathroom and en suite ** We have the keys and accompanied viewings are available SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** PRIVATE OWNER NEVER RENTED *** Only two owner's from 2015 ** ** Four paws friendly ** long license until 2055 ** occupancy period includes Christmas and New Year ** Site fee per annum £11,000 ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.ONTHEMARKET.CO.UK WWW.SARAH-DUNN.CO.UK (01395) 720022

GENERAL DESCRIPTION



** £125,000 ** LONG LICENSE ** PORTLAND VIEW ** LADRAM BAY ** £125,000 ** SIGNIFICANTLY REDUCED FROM £149,950 TO >>>>> *** £125,000 *** THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** A lovely opportunity to purchase this highly appointed detached lodge at the most sought after "LADRAM BAY" with a larger than average plot with enclosed gardens to the rear ** Located within this small select gated secure crescent of lodges at the beautiful Ladram Bay in Otterton known as " Portland View " Magnificent veranda with probably the best view within this development with uninterrupted panoramic sea and coastal views ** good size driveway. ** so many more attributes to mention ** ** luxuriously appointed family bathroom and en suite ** We have the keys and accompanied viewings are available SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** PRIVATE OWNER NEVER RENTED *** Only two owner's from 2015 ** ** Four paws friendly ** long license until 2055 ** occupancy period includes Christmas and New Year ** Site fee per annum APPROX £12,000 ** VIEWING STRICTLY BY APPOINTMENT AS THIS PROPERTY HAS A SECURITY GATE TO GAIN ACCESS ** 01395 720022 ** sarah@sarah-dunn.co.uk ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.ONTHEMARKET.CO.UK WWW.SARAH-DUNN.CO.UK (01395) 720022 *

LADRAM BAY LOCATION


Situated on this prestigious plot within the beautiful Ladram Bay within walking distance of the most popular and sought after pretty village of "Otterton" in East Devon which has a popular local public house ideal for family meals. Ladram Bay is within a 10 minute drive of the popular beaches on the Jurassic coastline in Exmouth * Sidmouth * Budleigh Salterton *. Ladram Bay is within easy reach of the Cathedral City of Exeter the M5 Motorway and Exeter Airport.Situated on this prestigious plot within the beautiful Ladram Bay within walking distance of the most popular and sought after pretty village of "Otterton" in East Devon which has a popular local public house ideal for family meals. Ladram Bay is within a 10 minute drive of the popular beaches on the Jurassic coastline in Exmouth * Sidmouth * Budleigh Salterton *. Ladram Bay is within easy reach of the Cathedral City of Exeter the M5 Motorway and Exeter Airport.

OTTERTON VILLAGE





Situated on this prestigious plot within the beautiful Ladram Bay within walking distance of the most popular and sought after pretty village of "Otterton" in East Devon which has a popular local public house ideal for family meals. Ladram Bay is within a 10 minute drive of the popular beaches on the Jurassic coastline in Exmouth * Sidmouth * Budleigh Salterton *. Ladram Bay is within easy reach of the Cathedral City of Exeter the M5 Motorway and Exeter Airport.

GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON






LADRAM BAY 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.LADRAM BAY 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.

LADRAM BAY LEISURE CLUB





HIGHLY APPOINTED KITCHEN





DINING AREA



DINING AREA



LOUNGE



LOUNGE





MASTER BEDROOM



LOUNGE



ENSUITE SHOWER ROOM



BEDROOM 2



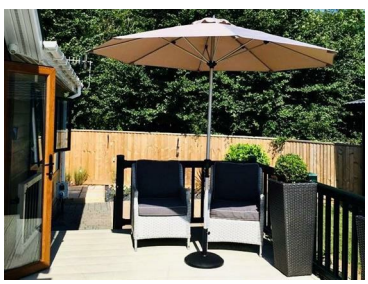
FAMILY BATHROOM



FAMILY BATHROOM



STUNNING VERANDA





STUNNING VERANDA



OUTSIDE ENCLOSED GARDEN



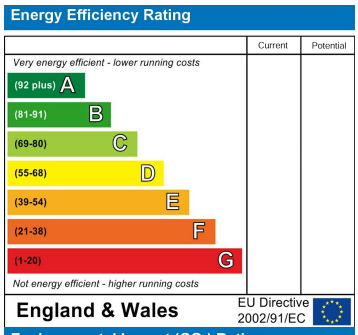
OUTSIDE ENCLOSED GARDEN

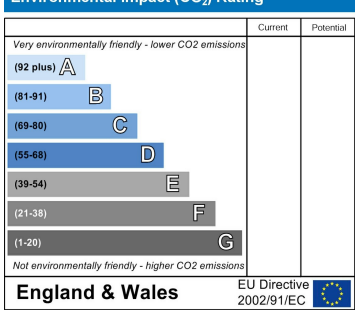


DOUBLE DRIVEWAY









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