

**"A Business Built Upon Recommendations!"**



**13 Hawks View, Exmouth, EX8 5BT**

**Offers in the region of £44,950**

SOLE SELLING AGENTS DIRECTLY ON BEHALF OF THE CURRENT OWNER \* ONLY FOUR YEARS OLD !!! \* A superb opportunity to acquire this highly appointed lodge enjoying this prestigious plot located at Devon Cliffs, Sandy bay in Exmouth. This "Willerby Sheraton" design enjoys home from home luxuriously appointed accommodation with a fantastic plot incorporating a driveway to the side. 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



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## 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 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.



EXTERNAL PHOTOGRAPH



ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A



EXTERNAL PHOTOGRAPH



FLOOR PLAN



LOUNGE





INTERNAL PHOTOGRAPH LOUNGE



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH LOUNGE



DINING AREA



HIGHLY APPOINTED KITCHEN



**MAIN SHOWER ROOM**



**MASTER BEDROOM SUITE WITH EN SUITE**



**INTERNAL PHOTOGRAPH**



**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.



## INTERNAL PHOTOGRAPH



## BEDROOM 2



## 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 DRIVEWAY





EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH





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