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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









23 The Terraces, Exmouth, EX8 5BT

£74,950

**** SOLD ****** SOLE SELLING AGENTS * - SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE BEEN INSTRUCTED TO SELL THIS PRESTIGIOUS DETACHED PROPERTY. This stunning detached "Arrondale Pemberton Lodge" is at the top of its range and constructed in 2016.

This property has been used and beautifully located for the owners sole usage and has not been used as a rental property. No thought effort or expense has been spared in the creation of this ultimate second home for the current owners enjoyment * there are many extra luxurious features which have been added to this fine property. There are floor to ceiling windows and french doors cushioning the veranda and frontage which in turn gives absolutely wonderful panoramic sea views which really have to be viewed to be fully appreciated. The property enjoys this premium rated plot and the property was purchased from " BRAND NEW" with the highest specifications by the current careful owners who have maintained the property " as new". This property has a fantastic potential rental income if required. Please register your interest personally with Sarah Dunn. Accompanied viewings are available seven days a week.

GENERAL DESCRIPTION



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LOCATION

DEVON CLIFFS/SANDY BAY 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 via Flybe airlines. 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.

ATTENTION INVESTMENT PORTFOLIO BUYERS



This property is an excellent opportunity for the Property Portfolio purchaser. Already established, well maintained fully equipped and fully furnished. The property is being sold as seen with an excellent opportunity to create a rental portfolio.

ACCOMPANIED VIEWINGS AVAILABLE 7 DAYS A WEEK



Sarah Dunn & Co Estate Agents Exmouth (Ltd) are a business built on 35 years of recommendations. We operate a SEVEN DAY A WEEK FULL VALUATION AND ACCOMPANIED VIEWING SERVICE for clients travelling down from out of the area and for all clients convenience. We operate a 24 hour service for our clients abroad in varying time zones and late evening appointments are always available. Please do not hesitate to contact us seven days a week. 01395 720022. Best wishes - Sarah Dunn.

NOTE FROM SARAH DUNN



This property was purchased from BRAND NEW AT THE TOP OF ITS RANGE. The current owners have utilised the property as an ultimate second home and the property has not been used as a portfolio rental property although would generate an excellent rental yield if required. The current owners have added further luxurious fixtures and fittings to this beautiful lodge. Internal viewing is highly recommended. Best wishes - Sarah Dunn.

FLOORPLAN



LOCATION



EXTERNAL PHOTOGRAPH

EXTERNAL PHOTOGRAPH

ACCOMMODATION

The attached photographs and sales particulars are of the property in its exact form.

RECEPTION HALL



A fantastic versatile practical space giving access to all rooms giving this lodge a particularly homely feel. Great for practical use before entering the main accommodation.

STUNNING KITCHEN/BREAKFAST/ENTERTAINING ROOM



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



LOUNGE/DINING ROOM

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



MASTER BEDROOM SUITE



BEDROOM 2



INTERNAL PHOTOGRAPH



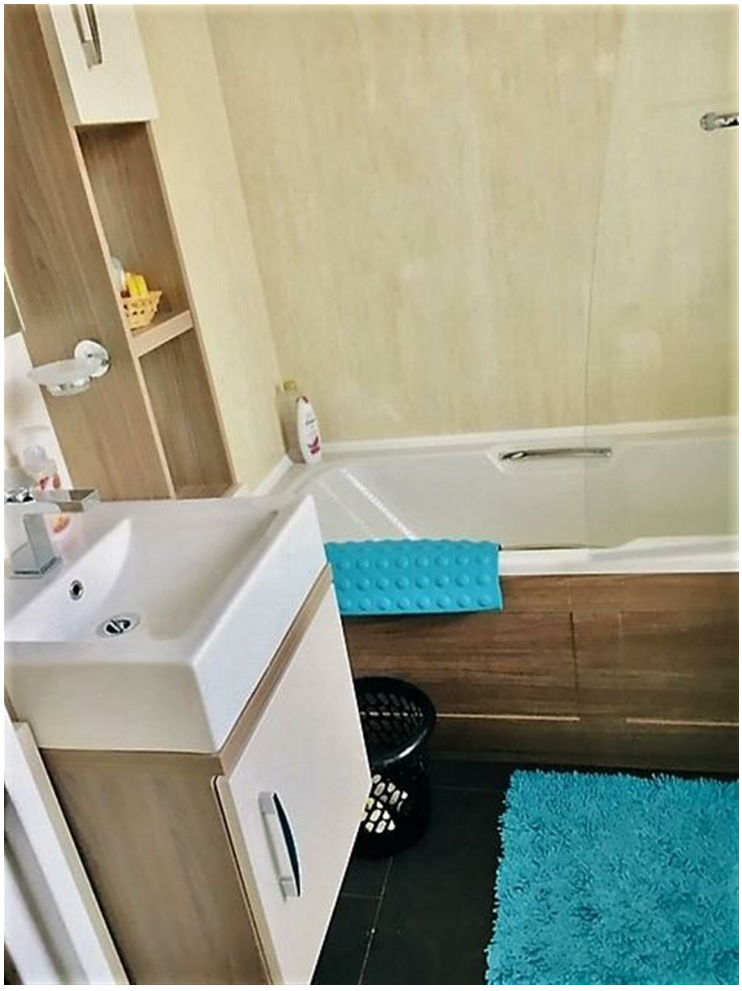
FAMILY BATHROOM



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



EN SUITE SHOWER ROOM



INTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



LUXURY TOP OF ITS RANGE WRAP AROUND VERANDA



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH

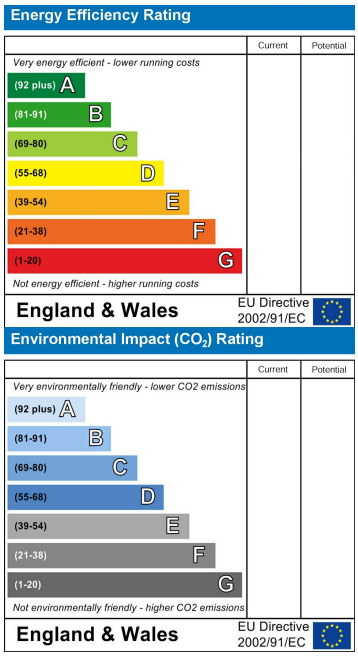


LARGER THAN AVERAGE DRIVEWAY TO THE SIDE

EXTERNAL PHOTOGRAPH







The Office, Stanley Mews Station Road, Budleigh Salterton, EX9 6RG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk