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SARAH-DUNN & Co.

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14 Eagles Peak, Exmouth, EX8 5BT

£59,950

SOLE SELLING AGENTS - SARAH DUNN & CO ESTATE AGENTS ARE DELIGHTED TO HAVE BEEN INSTRUCTED TO SELL THIS PRESTIGIOUS DETACHED PROPERTY. Properties in this location with this wonderful plot and stunning views across the sea are rarely available to the open marketplace. A " Abi Kentmear" detached property at the top of its range. There are floor to ceiling windows and french doors cushioning the veranda and frontage which in turn gives absolutely wonderful views which really have to be viewed to be fully appreciated. The property enjoys this premium rated plot and the property was purchased with the highest specifications by the current careful owners who have maintained the property " as new". DOUBLE DRIVEWAY * This property has great potential for a 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



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.

LOCATION PHOTOGRAPH



Devon Cliffs is situated just a mile from EXMOUTH'S TOWN CENTRE 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.

LOCATION PHOTOGRAPH



GENERAL LOCATION PHOTOGRAPH



GENERAL LOCATION PHOTOGRAPH



VIEWINGS AVAILABLE SEVEN DAYS A WEEK



Sarah Dunn & Co estate agents operate a accompanied viewing and full valuation service seven days a week for your convenience. If you are abroad in a different time zone we operate a 24 hour service for your convenience. Best wishes - Sarah Dunn.

FLOORPLAN



ATTENTION INVESTMENT BUYERS



This property has been exclusively used for the owners enjoyment. Properties in this location as a consequence of the stunning location and fantastic facilities generate a good holiday rental yield. Please enquire for further information.

PERSONAL NOTE FROM SARAH DUNN



Eagles Peak is located at the Peak of this development enjoying wonderful wide plots giving this area a much more "Residential" environment away from the hustle and bustle of the main park and facilities. Viewing is essential. Best wishes - Sarah Dunn

KITCHEN



A high quality fitted kitchen fully equipped and stocked with crockery, glassware and utensils ready for letting. Comprehensive matching range of wall base drawer and display units incorporating a one and a half bowl stainless steel sink unit with mixer tap over. Built in floor mounted double oven and grill with extractor hood over. Microwave. Built in full size fridge/freezer. Built in washing machine/Dryer. UPVC double glazed window to the side elevation. UPVC double glazed door to the side elevation which in turn leads to the side deck with lovely seating area and sea view.. Further tall storage cupboard for coats and shoes or hoover etc also housing a Ramtech Alarm.. Ample power points. Integrated spotlighting. Radiator. Colour coordinated worktop surfaces and laminated flooring. Door gives access to the lounge.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



LOUNGE



A simply stunning room with UPVC double glazed floor to ceiling french doors opening onto the veranda plus additional windows to the side . TV point. Electric feature flame effect fire with remote control and ambient lighting with changeable colours. Sofa/bed settee. The property is being sold as seen with all furniture included.

INTERNAL PHOTOGRAPH



INTERNAL HALLWAY



MASTER BEDROOM

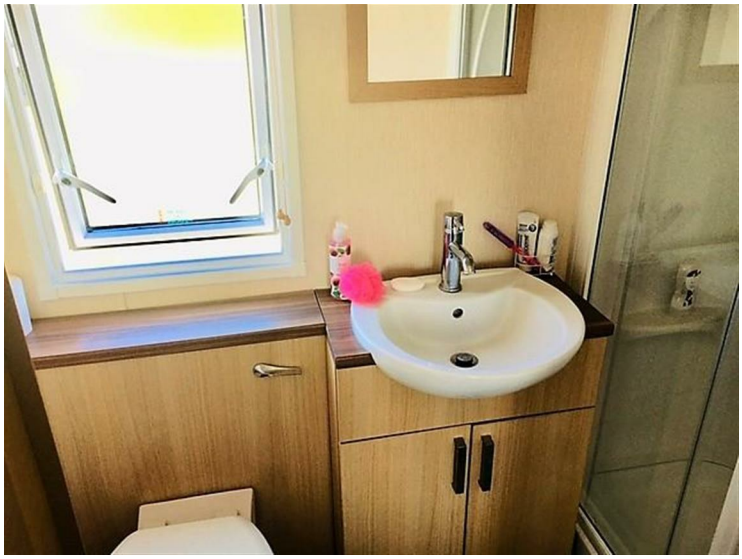


A wonderful master bedroom of great proportions incorporating an exceptional range of built in furniture to include a walk in wardrobe. Central dressing table with stool.. Fitted Kingsize bed which lifts up to provide storage area under. TV point. UPVC double glazed windows to the side elevation. Radiator. Matching side tables with side lighting. Door gives access to the en suite shower room.

INTERNAL PHOTOGRAPH



EN SUITE SHOWER ROOM



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 2



FAMILY SHOWER ROOM



INTERNAL PHOTOGRAPH



OUTSIDE VERANDA

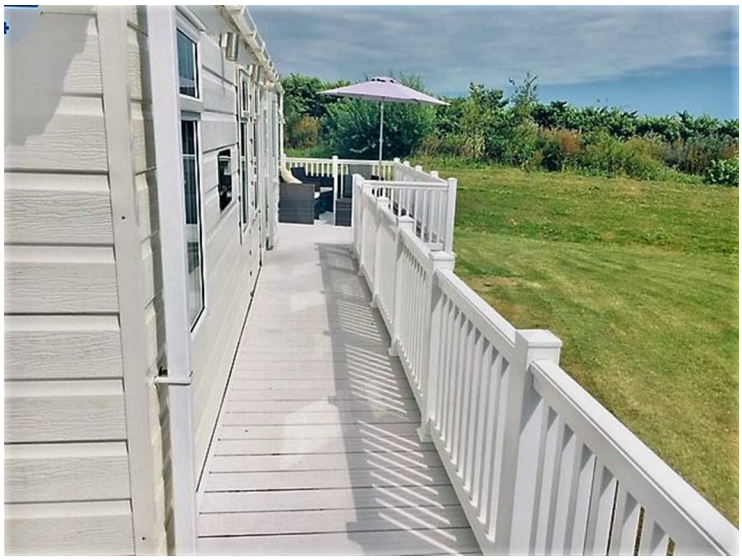
EXTERNAL PHOTOGRAPH



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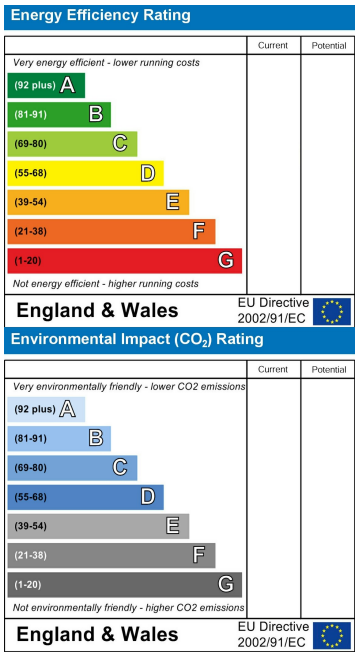


DOUBLE DRIVEWAY

EXTERNAL PHOTOGRAPH







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