

"A Business Built Upon Recommendations!"



26 Hawthorn Mount, Devon Cliffs, EX8 5BT

Offers in the region of £23,000

**** HAWTHORN MOUNT ** GAS RADIATOR CENTRAL HEATING ** UPVC DOUBLE GLAZING **
 SEA VIEW ** AN IMMACULATE 2021 THREE BEDROOM "ABI COWARTH" LOCATED IN THIS
 POPULAR AREA OF THE PARK WITH FANTASTIC SEA VIEWS ** We serve and work for the current
 private owners and market the property on their behalf ** BEAUTIFUL VERANDA WITH SEA VIEWS
 ** family shower room plus en suite ** HIGHLY APPOINTED AND EQUIPPED ** SOLD AS SEEN ** .
 No thought effort or expense has been spared in the presentation and maintenance for the current
 owner's enjoyment. ** DRIVEWAY **.**

GENERAL DESCRIPTION



**** £23,000 ** NEW MARKETING THIS AFTERNOON WITH THE SARAH DUNN & CO RESIDENTIAL HOLIDAY & LODGE DEPARTMENT ** 2021 model !! ** current site fees c. £6,500 ** OFFERS IN THE REGION OF £23,000 ** HAWTHORN MOUNT ** GAS RADIATOR CENTRAL HEATING ** UPVC DOUBLE GLAZING ** SEA VIEW ** AN IMMACULATE 2021 THREE BEDROOM "ABI COWARTH" LOCATED IN THIS POPULAR AREA OF THE PARK WITH FANTASTIC SEA VIEWS ** We serve and work for the current private owners and market the property on their behalf ** BEAUTIFUL VERANDA WITH SEA VIEWS ** family shower room plus en suite ** HIGHLY APPOINTED AND EQUIPPED ** SOLD AS SEEN ** . No thought effort or expense has been spared in the presentation and maintenance for the current owner's enjoyment. ** DRIVEWAY **. A fantastic opportunity ! for those seeking the ultimate second home/holiday home. PLEASE NOTE THIS HOLIDAY LODGE CAN REMAIN ON THIS PARK FOR LIFE SUBJECT TO THE TERMS AND CONDITIONS OF THE LEASE. WWW.SARAH-DUNN.CO.UK WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM 01395 720022 ** FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCO'S EXPRESS ** WE OPERATE A SEVEN DAY A WEEK SERVICE TO INCLUDE ACCOMPANIED TOURS/VIEWINGS PLUS VALUATIONS FOR YOUR CONVENIENCE ****

DEVON CLIFFS 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.

GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON



SANDY BAY/DEVON CLIFFS 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.

LOUNGE WITH SEAVIEW



KITCHEN



VERANDA WITH SEA VIEW



KITCHEN



LOUNGE/DINING ROOM



MASTER BEDROOM



MASTER BEDROOM



EN SUITE CLOAKROOM



BEDROOM 2



FAMILY SHOWER ROOM



BEDROOM 3



OUTSIDE

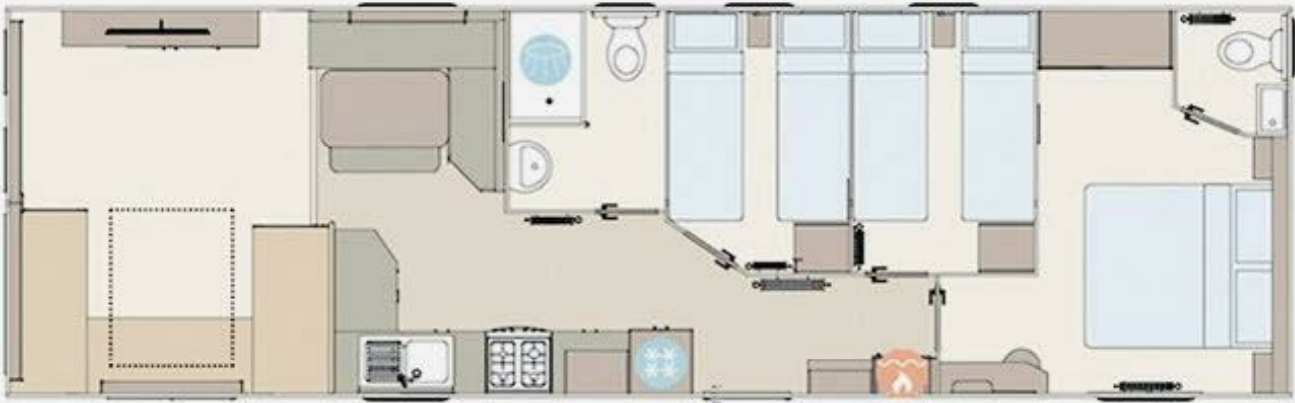


OUTSIDE



OUTSIDE





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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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