

"A Business Built Upon Recommendations!"

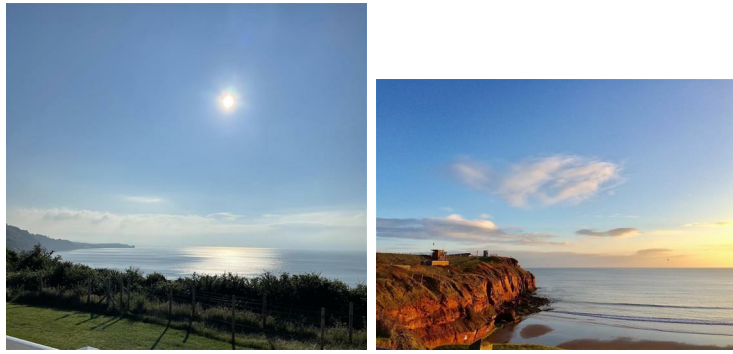


G32 Smugglers Ladram Bay, Budleigh Salterton, EX9 7BX

Offers in the region of £39,950

LOVELY SEA VIEWS AND COUNTRYSIDE VIEWS ** ** NEW TO THE MARKET WITH THE SARAH DUNN & CO RESIDENTIAL HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** OFFERS IN THE REGION OF ** £39,950 ** ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME ** LOCATED IN THIS POPULAR CRESCENT KNOWN AS "SMUGGLERS LADRAM BAY " An immaculate Two bedroom "2021" model WITH EN SUITE TO THE MASTER BEDROOM ** ** We are delighted to have received instructions to market this detached holiday home located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent known as "Smugglers" with a fantastic veranda providing beautiful sea and countryside views". IMMACULATE ORDER THROUGHOUT WITH veranda ** This property is within walking distance of the wonderful beach and areas of countryside of outstanding beauty.

GENERAL DESCRIPTION



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LADRAM BAY LOCATION

Situated on this prestigious cul de sac known as "SMUGGLERS " 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.

LOVELY VILLAGE OF OTTERTON

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 BUDLEIGH SALTERTON/EXMOUTH



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.

KITCHEN



DINING AREA



LOUNGE



MASTER BEDROOM



MASTER BEDROOM WITH EN SUITE CLOAKROOM



BEDROOM 2



MASTER BEDROOM



FAMILY SHOWER ROOM



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		
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