

“A Business Built Upon Recommendations!”



36 Damson Green, Exmouth, EX8 5BT

Offers in the region of £19,950

A STUNNING EXAMPLE OF THIS " 3 BEDROOM 2018 ABI HORIZON" WITH LARGE WRAP AROUND VERANDA WITH A SUPER SEA VIEW ** ONE CAREFUL OWNER FROM BRAND NEW NEVER RENTED

** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING AND ACCCOMPANIED VIEWINGS OF THIS HOLIDAY HOME SEVEN DAYS A WEEK SITE FEE'S APPROXIMATELY £8,400 ** A really lovely opportunity to acquire this BEAUTIFULY MAINTAINED IMMACULATE Abi Horizon with a wonderful veranda ** STUNNING SEA VIEW ** SOUGHT AFTER LOCATION ENJOYING A SUPER PLOT

** SHORT WALK TO THE LOVELY BUDLEIGH SALTERTON COASTAL PATH ** 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.

GENERAL DESCRIPTION



** THE FIRST NEW TO THE MARKET ! FOR 2026 ! **
DAMSON GREEN AND READY TO VIEW ! ** OFFERS IN THE REGION OF £19,950 ** A STUNNING EXAMPLE OF THIS " 3 BEDROOM 2018 ABI HORIZON" WITH LARGE WRAP AROUND VERANDA WITH A SUPER SEA VIEW ** ONE CAREFUL OWNER FROM BRAND NEW NEVER RENTED ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING AND ACCOMPANIED VIEWINGS OF THIS HOLIDAY HOME SEVEN DAYS A WEEK SITE FEE'S APPROXIMATELY £8,400 ** A really lovely opportunity to acquire this BEAUTIFULLY MAINTAINED IMMACULATE Abi Horizon with a wonderful veranda ** STUNNING SEA VIEW ** SOUGHT AFTER LOCATION ENJOYING A SUPER PLOT ** SHORT WALK TO THE LOVELY BUDLEIGH SALTERTON COASTAL PATH ** 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. ACCCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK. ** NO CHAIN ** FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCO'S EXPRESS * * WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.ONTHEMARKET.COM WWW.SARAH-DUNN.CO.UK 01395 720022 **

DEVON CLIFFS LOCATION



Situated on this award winning development with breath

taking 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



Budleigh Salterton is an accessible location within close proximity of Exmouth's and Budleigh Salterton's wonderful beaches. Sidmouth, Exmouth and Exeter are 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.

LOVELY WRAP AROUND VERANDA & SEAVIEW



KITCHEN



LOUNGE WITH SEAVIEW



KITCHEN



DINING AREA



FAMILY SHOWER ROOM



VERANDA



CLOAKROOM



OUTSIDE



BEDROOM 1

BEDROOM 2

BEDROOM 3

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		