

"A Business Built Upon Recommendations!"



116 Spruces, Devon Cliffs, EX8 5BT

Offers in the region of £29,950

THIS IS A STUNNING IMMACULATE 2020 3 BEDROOM ABI OAKLEY EXCLUSIVE LOCATED ON THIS LOVELY PLOT SITUATED ON THE SPRUCES AT DEVON CLIFFS ** UPGRADES INCLUDE A DISHWASHER AND KING SIZE BED WITH A TV IN THE MAIN BEDROOM ** LOW SITE FEE'S CURRENTLY £8,370 ** IMMACULATE HAVING HAD ONE CAREFUL OWNER FROM "BRAND NEW" DRIVEWAY TO THE SIDE ** LOVELY SEA VIEWS AROUND THE BAY ** We serve and work for the current private owners and market the property on their behalf ** A wonderful plot incorporating a long driveway and ** BEAUTIFUL VERANDA WITH PANORAMIC STUNNING SEA VIEWS ** THREE BEDROOMS ** family shower room plus en suite ** HIGHLY APPOINTED AND EQUIPPED ** SOLD AS SEEN ** One careful owner . ** NO CHAIN **.

GENERAL DESCRIPTION



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.

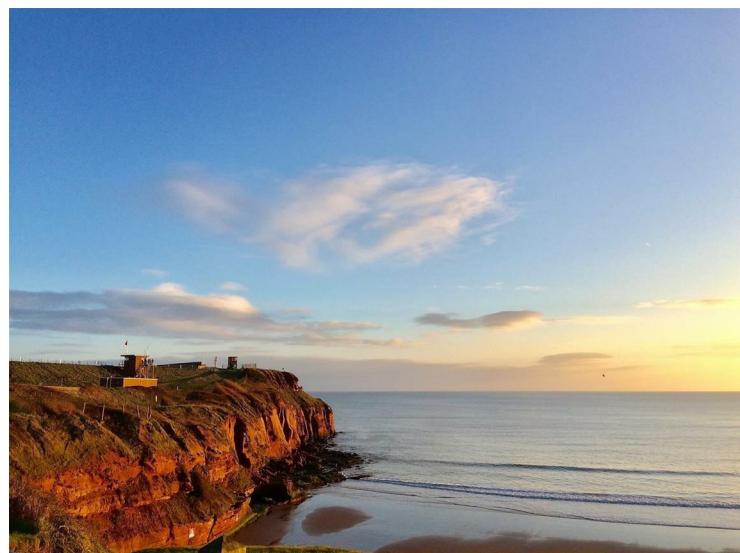
GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON



NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** £29,950 ** THIS IS A STUNNING IMMACULATE 2020 3 BEDROOM ABI OAKLEY EXCLUSIVE LOCATED ON THIS LOVELY PLOT SITUATED ON THE SPRUCES AT DEVON CLIFFS ** UPGRADES INCLUDE A DISHWASHER AND KING SIZE BED WITH A TV IN THE MAIN BEDROOM ** LOW SITE FEE'S CURRENTLY £8,370 ** IMMACULATE HAVING HAD ONE CAREFUL OWNER FROM "BRAND NEW" DRIVEWAY TO THE SIDE ** LOVELY SEA VIEWS AROUND THE BAY ** We serve and work for the current private owners and market the property on their behalf ** A wonderful plot incorporating a long driveway and ** BEAUTIFUL VERANDA WITH PANORAMIC STUNNING SEA VIEWS ** THREE BEDROOMS ** family shower room plus en suite ** HIGHLY APPOINTED AND EQUIPPED ** SOLD AS SEEN ** One careful owner . ** NO CHAIN **. No thought effort or expense has been spared in the presentation and maintenance for the current owner's enjoyment. The current owners also carefully chose the beautiful, good size extensive plot which gives a veranda giving optimal panoramic sea and coastal views plus gardens incorporating a 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 LICENSE. ACCCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.ZOOPLA.CO.UK WWW.PRIME.LOCATION.COM WWW.SARAH-DUNN.CO.UK FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET NEXT DOOR TO TESCO'S EXPRESS ** 01395 720022 **

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.

GENERAL LOCATION



GENERAL LOCATION



DINING AREA



KITCHEN



LOUNGE



LOUNGE



MASTER BEDROOM



INTERNAL HALLWAY



MASTER BEDROOM



EN SUITE CLOAKROOM



BEDROOM 3



BEDROOM 2



FAMILY SHOWER ROOM



VERANDA



OUTSIDE



VERANDA



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		