

"A Business Built Upon Recommendations!"



26 HAWKS VIEW, Devon Cliffs, Exmouth, EX8 5BT

Offers in the region of £139,950

**** THIS IS A SPECIAL OPPORTUNITY FOR SOMEONE ! ** OFFERS IN THE REGION OF £139,950 ** SITE FEES C.£10,500 ** HOLIDAY LET INCOME IF REQUIRED C.£28,000 PER SEASON ** NEW TO THE MARKET WITH THE SARAH DUNN & CO LODGE & HOLIDAY DEPARTMENT THIS AFTERNOON ** WE WORK AND SERVE THE PRIVATE OWNERS OF THIS PRESTIGIOUS PROPERTY IN THE INTERNATIONAL MARKETING OF THIS PROPERTY AND ACCOMPANY VIEWINGS SEVEN DAYS A WEEK FOR YOUR CONVENIENCE * We are delighted to have been given instructions to market this prestigious top of its range detached luxurious 3 BEDROOM " WILLERBY PINEHURST LODGE ** No thought effort or expense has been spared in the creation of one of the largest most pristine lodges available. The current owners also carefully chose the beautiful oversized plot which offers gardens incorporating a DOUBLE DRIVEWAY and an extended DUAL SIDED veranda with disabled access ** .**

GENERAL DESCRIPTION



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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.

LOVELY GOOD SIZE PLOT



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.

KITCHEN



KITCHEN



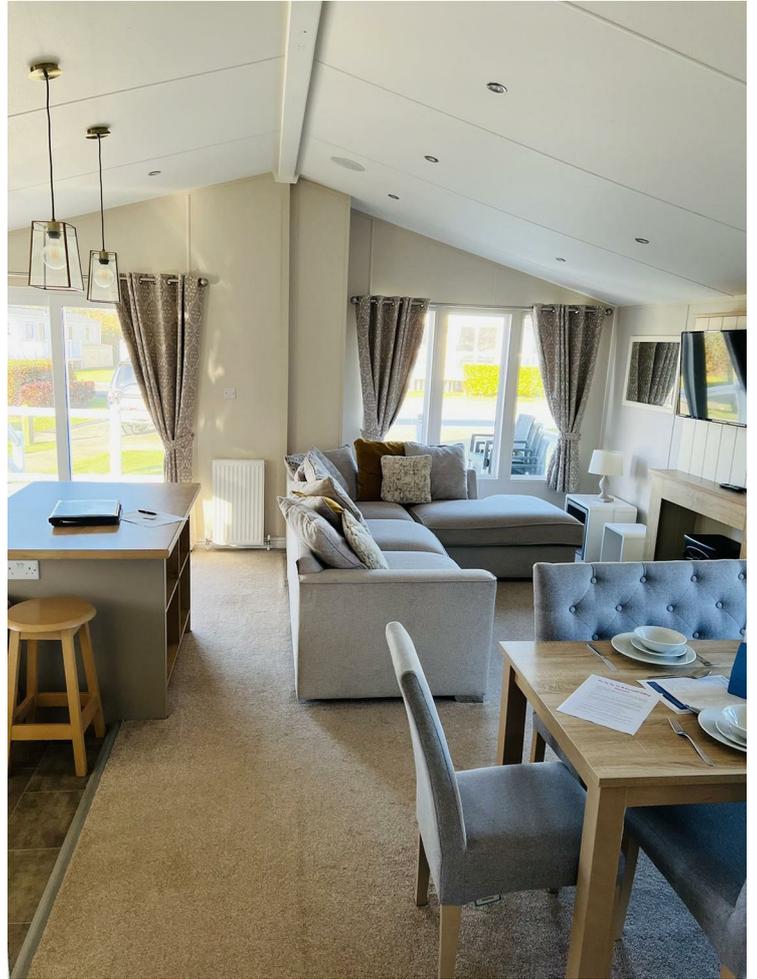
KITCHEN



UTILITY ROOM



LOUNGE



UTILITY ROOM



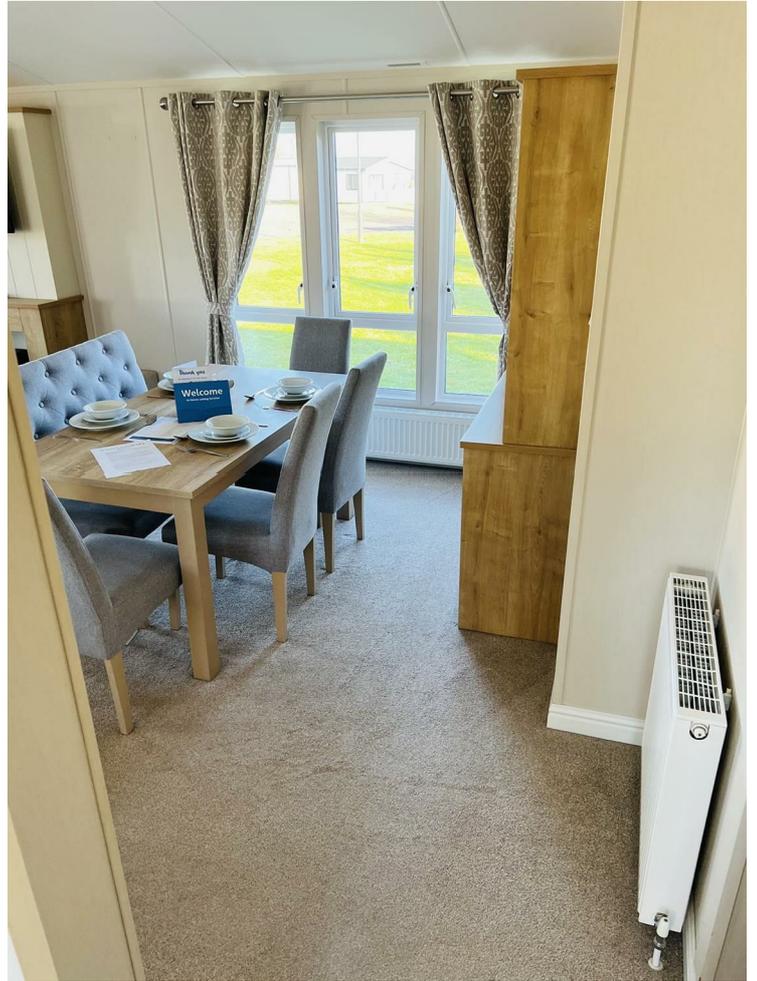
LOUNGE



LOUNGE



DINING AREA



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INTERNAL HALLWAY



MASTER BEDROOM



MASTER BEDROOM



EN SUITE SHOWER ROOM



MASTER BEDROOM



BEDROOM 2



BEDROOM 3



OUTSIDE



OUTSIDE



FAMILY BATHROOM



STUNNING VERANDA





Pinehurst • 40 x 20 • 3 bedroom • sleeps 6



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		
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