

"A Business Built Upon Recommendations!"



86 THE ELMS, DEVON CLIFFS, EXMOUTH, EX8 5BT

Offers in the region of £64,950

NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT
** LOW SITE FEES £8370 ** A GREAT OPPORTUNITY AND ALTERNATIVE TO PURCHASING "BRAND NEW"
ALREADY PITCHED ** BEAUTIFUL VERANDA AND SEAVIEW** LOVELY CUSHIONED CORNER PLOT ** 2024
ABI BEVERLY ** 3 BEDROOMS ** EN SUITE PLUS FAMILY SHOWER ROOM ** OFFERS IN THE REGION OF
£64,950" ** A STUNNING IMMACULATE 2024 ! ABI BEVERLY LOCATED IN THIS POPULAR AREA OF THE PARK
WITH STUNNING SEA VIEWS PLUS DRIVEWAY ** We serve and work for the current private owners and market
the property on their behalf ** A wonderful plot incorporating a driveway and ** BEAUTIFUL WRAP AROUND
VERANDA WITH PANORAMIC STUNNING SEA VIEWS **

GENERAL DESCRIPTION



NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT ** LOW SITE FEES £8370 ** A GREAT OPPORTUNITY AND ALTERNATIVE TO PURCHASING "BRAND NEW" ALREADY PITCHED ** BEAUTIFUL VERANDA AND SEAVIEW** LOVELY CUSHIONED CORNER PLOT ** 2024 ABI BEVERLY ** 3 BEDROOMS ** EN SUITE PLUS FAMILY SHOWER ROOM ** OFFERS IN THE REGION OF £64,950" ** A STUNNING IMMACULATE 2024 ! ABI BEVERLY LOCATED IN THIS POPULAR AREA OF THE PARK WITH STUNNING SEA VIEWS PLUS DRIVEWAY ** We serve and work for the current private owners and market the property on their behalf ** A wonderful plot incorporating a driveway and ** BEAUTIFUL WRAP AROUND VERANDA WITH PANORAMIC STUNNING SEA VIEWS ** family shower room plus ensuite ** 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. Located on the wonderful " THE ELMS" WITH LEVEL WALK TO THE BEACH AS AT THE BOTTOM END OF THE PARK" . 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. 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.

STUNNING VIEWS & VERANDA



KITCHEN



DINING AREA



KITCHEN



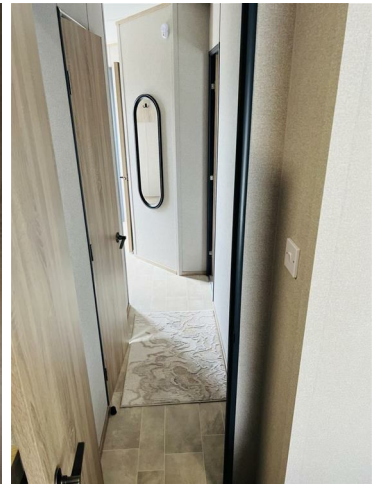
LOUNGE



LOUNGE



INTERNAL HA;LLWAY



MASTER BEDROOM WITH EN SUITE



LOUNGE



MASTER BEDROOM



BEDROOM 2



FAMILY SHOWER ROOM



WONDERFUL VERANDA



BEDROOM 3



CORNER POSITION WITH DRIVEWAY



OUTSIDE



OUTSIDE

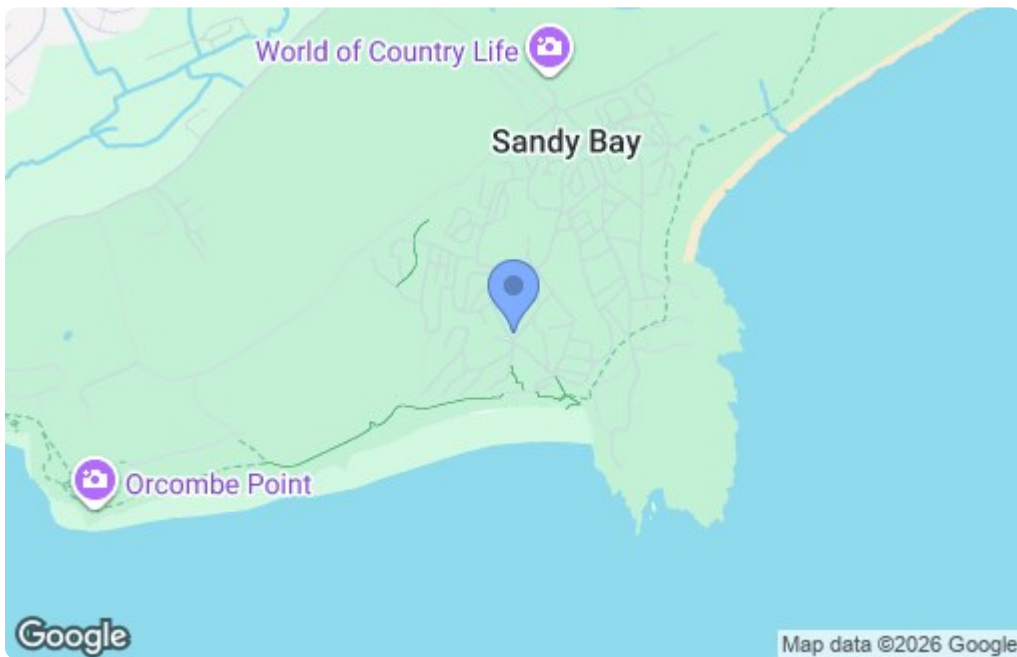


OUTSIDE



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		
<i>Not energy efficient - higher running costs</i>		
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		
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