

**"A Business Built Upon Recommendations!"**



**D13 Monks View, LADRAM BAY, EX9 7BX**

**£69,950**

AN EXCELLENT ALTERNATIVE TO BUYING BRAND NEW !! ALREADY PITCHED \*\* STUNNING VERANDA WITH COUNTRYSIDE VIEWS AND SEA VIEWS !\*\* NEW TO THE MARKET THIS AFTERNOON WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT \*\* OFFERS IN THE REGION OF £69,950 \*\* WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME \*\* MONKS VIEW " AN IMMACULATE 2022 " RIVERWOOD LODGE"" ONE OWNER FROM BRAND NEW \*\* EN SUITE TO MASTER BEDROOM AND FAMILY SHOWER ROOM \*\* HIGHLY APPOINTED THROUGHOUT \*\* 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 "Monks View" with a fantastic veranda providing wonderful SEA and countryside views". IMMACULATE ORDER THROUGHOUT

**GENERAL DESCRIPTION**



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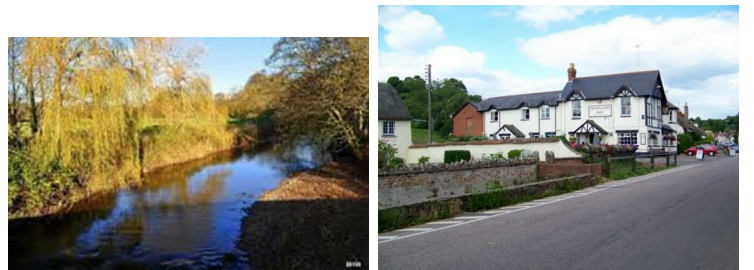
**LADRAM BAY LOCATION**



**LOVELY SEA AND COUNTRYSIDE VIEWS**



**LOVELY VILLAGE OF OTTERTON CLOSE BY**



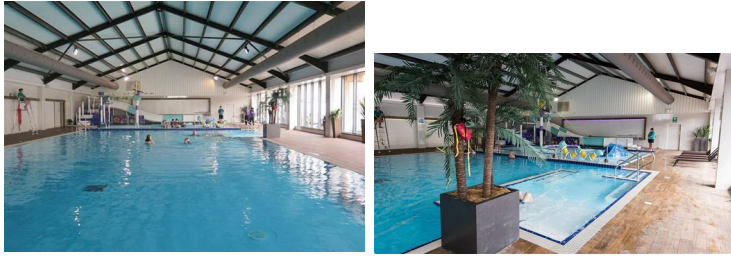
LOVELY VILLAGE OF OTTERTON CLOSE BY



KITCHEN



LADRAM BAY LEISURE CLUB



LADRAM BAY BEACH



DINING AREA



GENERAL LOCATION BUDLEIGH SALTERTON/EXMOUTH



KITCHEN



LOUNGE LEADING TO VERANDA



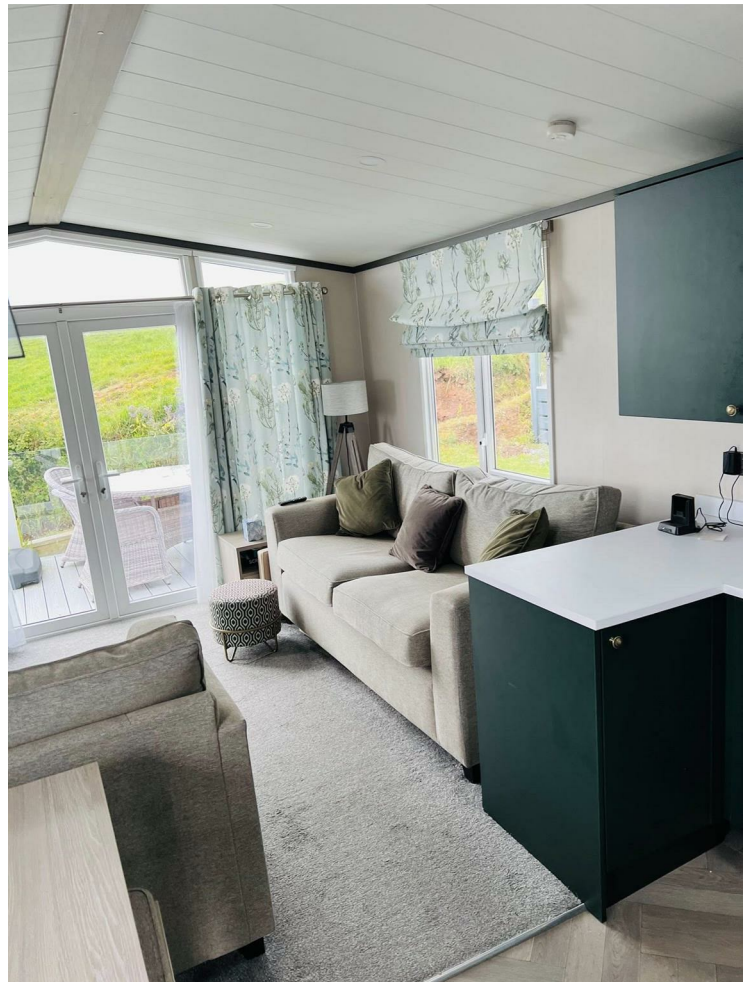
LOUNGE



LOUNGE



LOUNGE



**LOUNGE**



**INTERNAL HALLWAY**



**INTERNAL HALLWAY**



**MASTER BEDROOM**



**MASTER BEDROOM**



**BEDROOM 3**

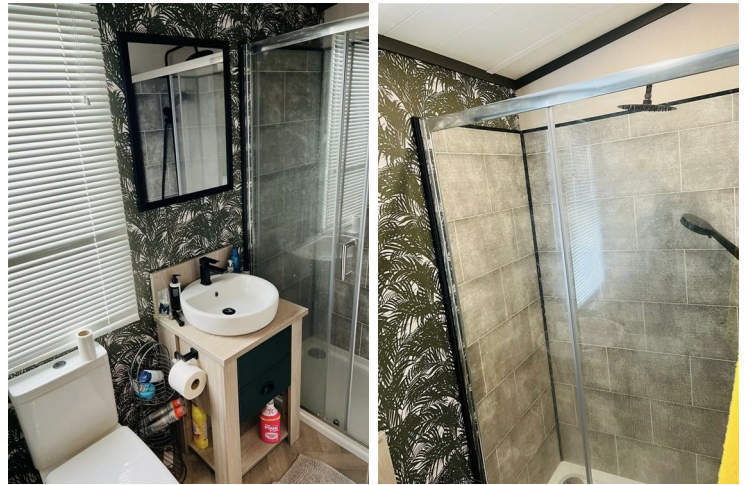


**EN SUITE SHOWER ROOM**

**BEDROOM 2**



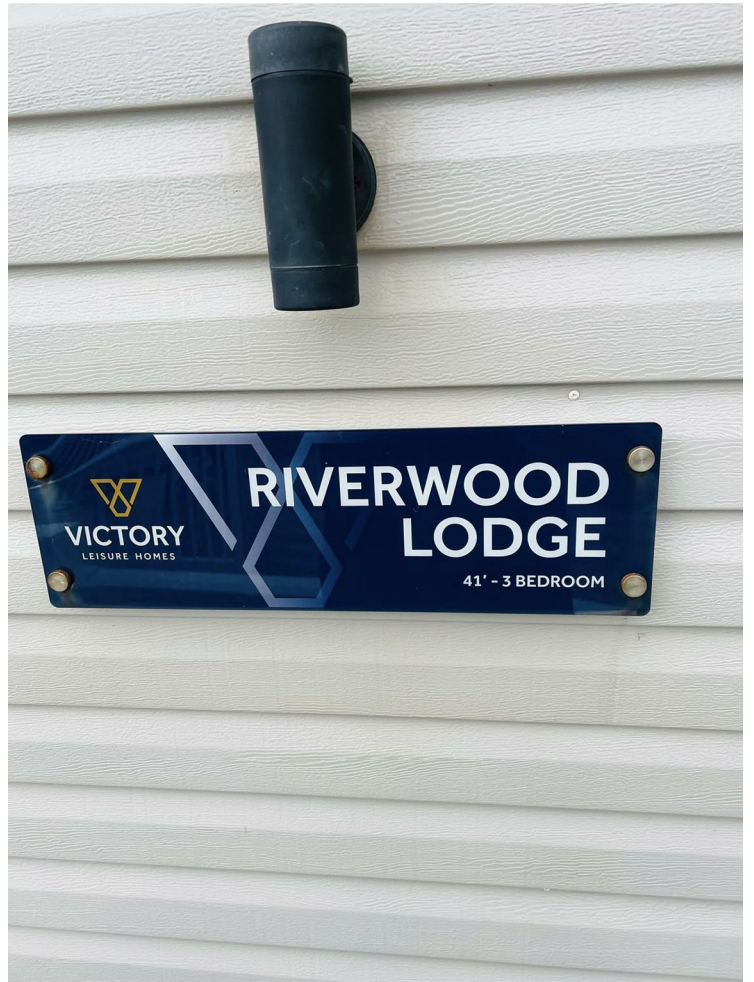
**FAMILY SHOWER ROOM**



VERANDA



OUTSIDE




VERANDA



OUTSIDE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 