

"A Business Built Upon Recommendations!"



F27 LILY AVENUE, LADRAM BAY, EX9 7BX

Offers in the region of £29,950

**** LADRAM BAY ** OFFERS IN THE REGION OF £29,950 ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME ** LILY AVENUE " An immaculate Two bedroom 2019 "ABI OAKLEY" model ** 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 "LILY AVENUE". IMMACULATE ORDER THROUGHOUT WITH enclosed garden incorporating a DOUBLE driveway ** This property is within walking distance of the wonderful beach and areas of countryside of outstanding beauty. Situated within walking distance of the pretty and most desired village of "Otterton" which boasts everything desired about a BEAUTIFUL AND TRANQUIL Devonshire village.**

GENERAL DESCRIPTION



**** LADRAM BAY ** NEW TO THE MARKET WITH THE SARAH DUNN & CO RESIDENTIAL HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** OFFERS IN THE REGION OF £29,950 ** WE WORK AND SERVE THE PRIVATE OWNERS IN THE MARKETING OF THIS HOLIDAY HOME ** LILY AVENUE " An immaculate Two bedroom 2019 "ABI OAKLEY" model ** 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 "LILY AVENUE". IMMACULATE ORDER THROUGHOUT WITH enclosed garden incorporating a DOUBLE driveway ** This property is within walking distance of the wonderful beach and areas of countryside of outstanding beauty. Situated within walking distance of the pretty and most desired village of "Otterton" which boasts everything desired about a BEAUTIFUL AND TRANQUIL Devonshire village. ** QUIET PEACEFUL LOCATION * AMENITIES ON SITE IF REQUIRED * * ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** SOLD FULLY FURNISHED AND EQUIPPED ** NO CHAIN ** BEAUTIFULLY MAINTAINED AND PRESENTED ** 01395 720022 ** WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK ** Find our offices on the main Budleigh Salterton High Street next door to Tesco's express.****

LADRAM BAY LOCATION



Ladram Bay and Otterton are set in an easily accessible location within close proximity of Exmouth's, Budleigh Salterton's and Sidmouth'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.

LADRAM BAY LOCATION

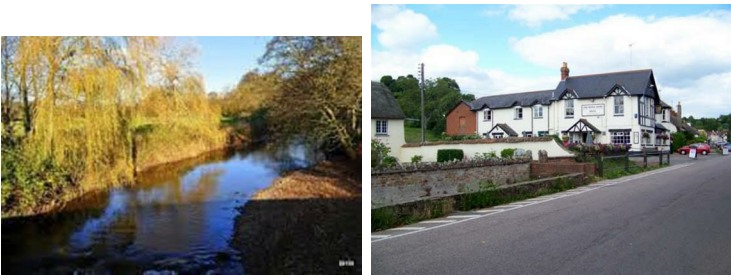


GENERAL LOCATION BUDLEIGH SALTERTON/EXMOUTH



LADRAM BAY 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.

LOVELY VILLAGE OF OTTERTON



Situated on this lovely plot within the beautiful Ladram Bay within walking distance of the most popular and sought after pretty village of "Otterton" in East Devon which has a popular local public house ideal for family meals.

LOVELY VILLAGE OF OTTERTON



LADRAM BAY LEISURE CLUB



LADRAM BAY LEISURE CLUB



KITCHEN



KITCHEN



LOUNGE



KITCHEN



LOUNGE



DINING AREA



LOUNGE



INNER HALLWAY



INNER HALLWAY



BEDROOM 1



BEDROOM 1



CLOAKROOM



BEDROOM 2



FAMILY SHOWER ROOM



FAMILY SHOWER ROOM



ENCLOSED GARDEN



ENCLOSED GARDEN

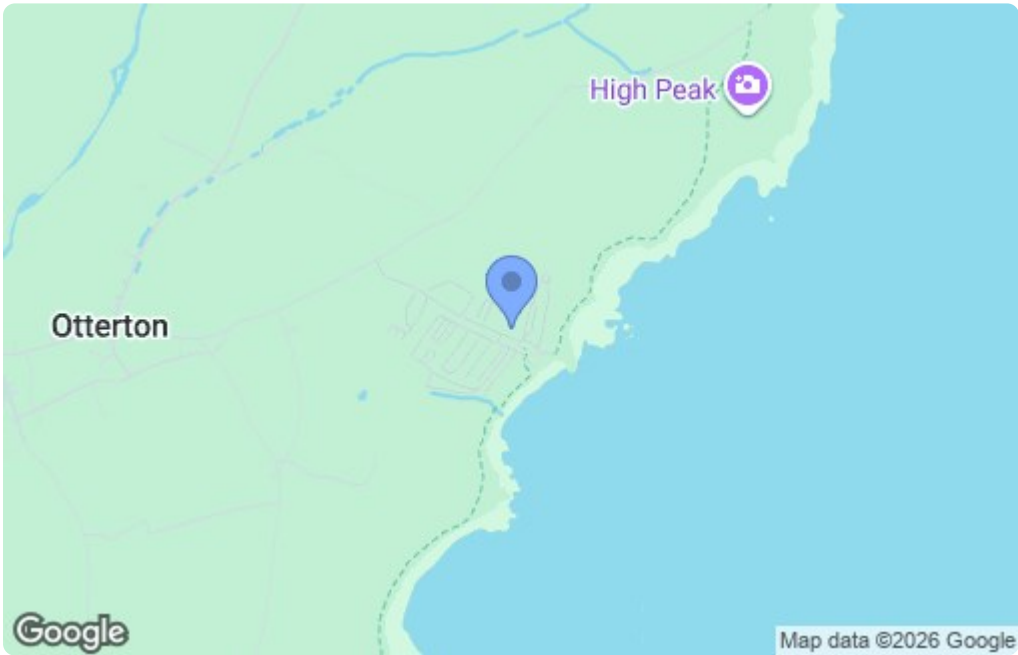


DRIVEWAY



ENCLOSED GARDEN





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		
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