

"A Business Built Upon Recommendations!"



22 PARK FIELD, LADRAM BAY, OTTERTON, EX9 7BX

Offers in the region of £34,950

*** £34,950 *** NO CHAIN ** NOT RENTED ** UNFORTUNATELY ILL HEALTH IS FORCING THIS SALE ** NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON we are delighted to have received instructions to sell this premium detached lodge located in the most beautiful and envied location of "Ladram Bay " situated on this most sought-after crescent of lodges known as "Parkfield"(2022 WILLERBY MALTON MODEL). IMMACULATE ** THREE BEDROOMS ** TWO SHOWER ROOMS ** SEA VIEWS ** FANTASTIC PLOT ** DRIVEWAY ** DOUBLE GLAZING ** GAS RADIATOR CENTRAL HEATING TO RADIATORS

** This property is within walking distance of sea coastal and countryside views. 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 * DRIVEWAY & ENCLOSED GARDEN * WONDERFUL VERANDA **

ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK FOR YOUR CONVENIENCE ** WWW.ZOOPLA.CO.UK
 WWW.PRIMELOCATION.COM WWW.SARAH-DUNN.CO.UK FIND OUR OFFICES ON THE MAIN BUDLEIGH SALTERTON HIGH STREET
 NEXT TO TESCO'S EXPRESS ** (01395) 720022 ** sarah@sarah-dunn.co.uk

GENERAL DESCRIPTION



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LADRAM BAY LOCATION



Situated on this prestigious cul de sac known as "PARKFIELD
" 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. Ladram Bay is within a 10-minute drive of the
popular beaches on the Jurassic coastline in Exmouth *
Sidmouth * Budleigh Salterton *. Ladram Bay is within easy
reach of the Cathedral City of Exeter the M5 Motorway and
Exeter Airport.

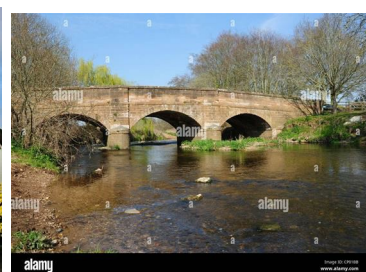
LADRAM BAY LOCATION



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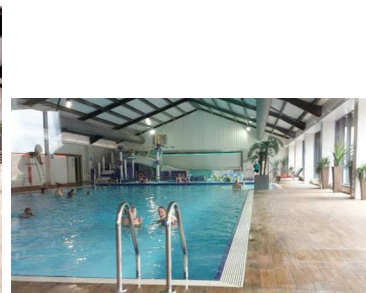


GORGEOUS VILLAGE OF OTTERTON



Situated on this prestigious 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. Ladram Bay
is within a 10 minute drive of the popular beaches on the
Jurassic coastline in Exmouth * Sidmouth * Budleigh Salterton
*. Ladram Bay is within easy reach of the Cathedral City of
Exeter the M5 Motorway and Exeter Airport.

LEISURE CLUB



GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON



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.

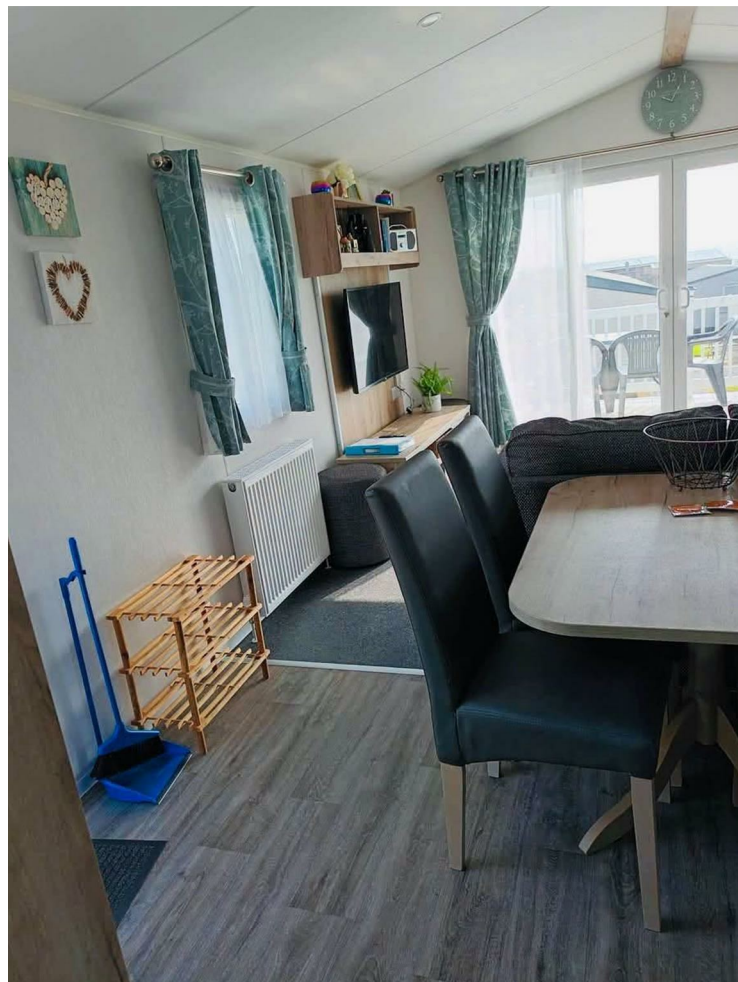
KITCHEN



KITCHEN



DINING AREA



LOUNGE WITH LOVELY SEA VIEW



INNER HALLWAY



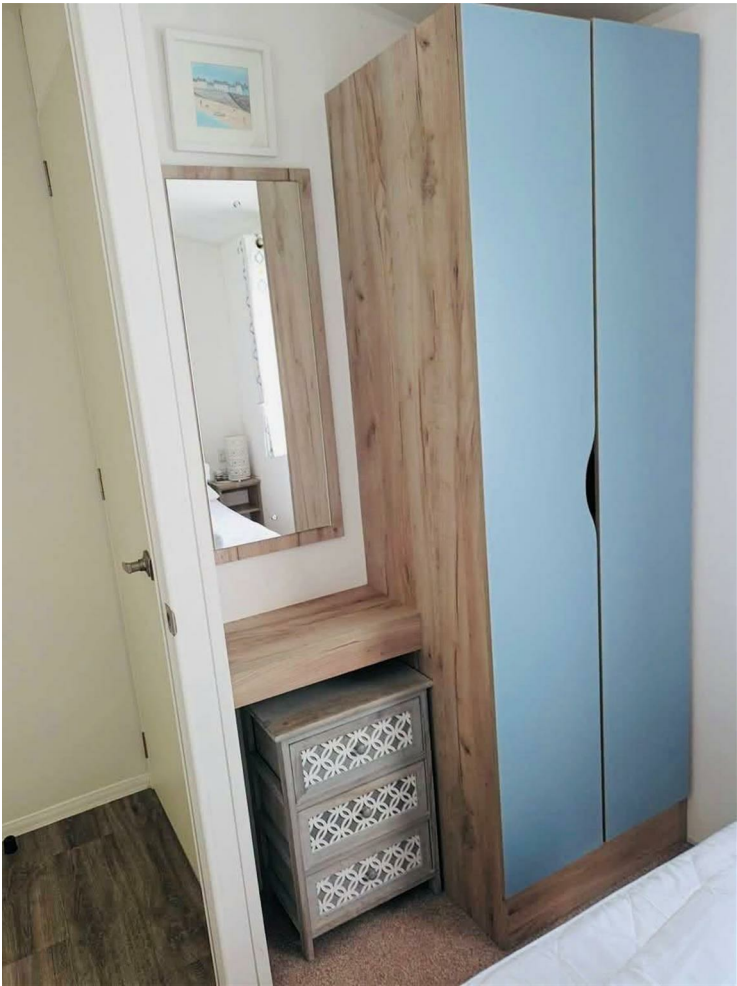
LOUNGE



MASTER BEDROOM WITH EN SUITE



MASTER BEDROOM



BEDROOM 2



MASTER BEDROOM



BEDROOM 2



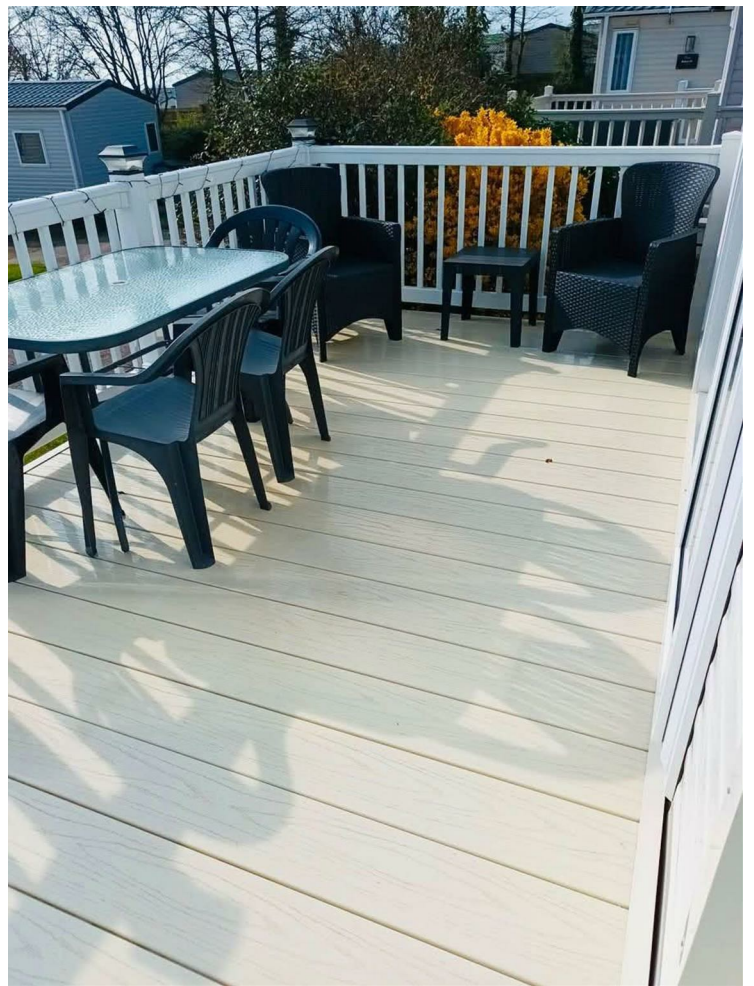
BEDROOM 3



FAMILY SHOWER ROOM



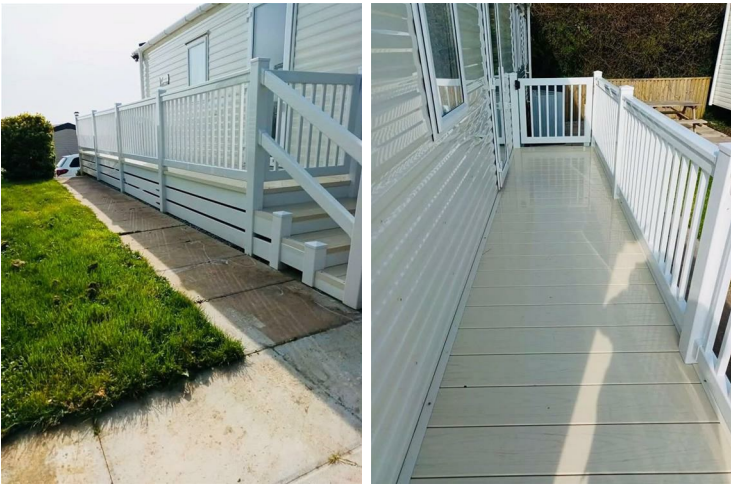
VERANDA WITH LOVELY SEA VIEW



FAMILY SHOWER ROOM



VERANDA



ENCLOSED GARDEN



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		
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