



Luscombe Maye
Since 1873

Briar Hill, NEWTON FERRERS, South Devon

Guide Price £185,000

3 2 1



The contemporary accommodation is approached via a few steps and offers three bedrooms: 1 king size with en-suite shower room, 1 twin room and 1 single room. All are fitted with built in cupboards. Family Bathroom with shower over bath, vanity unit with sink and concealed cistern WC. The addition of a porch area provides ample storage for coats, shoes and tumble dryer. The open plan living space comprises of lounge area, dining area and spacious kitchen. Two sets of patio doors flood the area with light and give access to a large enclosed decked area with ample space for alfresco dining. The Kitchen is well-equipped with electric oven, gas hob, fridge/freezer, dishwasher, washing machine and microwave. Outside, the part glazed terraced area, adorned with established potted shrubs, wraps around the front elevation of the property taking full advantage of the south-west orientation. There is a gas point for BBQ, external water tap and power supply, Twin storage bins with further storage facilities and parking for 1-2 cars.

FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. We recommend that you verify any information given during the conveyance process. Council Tax: Not Applicable Tenure: Leasehold. Lease length: 50 years from 1st December 2017. Ground Rent currently £5,010.00 Service Charge for £660.00 Total: £5,670.00 all figures incl of VAT. Occupancy: The Lodges are restricted to holiday use only and cannot be used as full time homes. Evidence of permanent residency elsewhere will be required before a sale is underway. The Park is open all year round. Holiday Letting is permitted and the site owner provides a Management Option for assisting with this venture. Rules and Regulations A copy of this document will be made available to all seriously interested parties. Non-standard construction - The Thorverton Lodge Electric and water : Private - both individually metered and provided by the Park. Heating: LPG gas (combi boiler in kitchen). Sewerage: Private. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/> Parking: allocated. Local Authority: South Hams District Council. Viewing: Strictly by appointment with Luscombe Maye 01752 872417

What3Words: ///prove.muted.noticing



The Upper Lodge, 2 Briar Hill, Newton Ferrers, PL8 1AR
Approximate Gross Internal Floor Area = 72.2 sq m / 777 sq ft

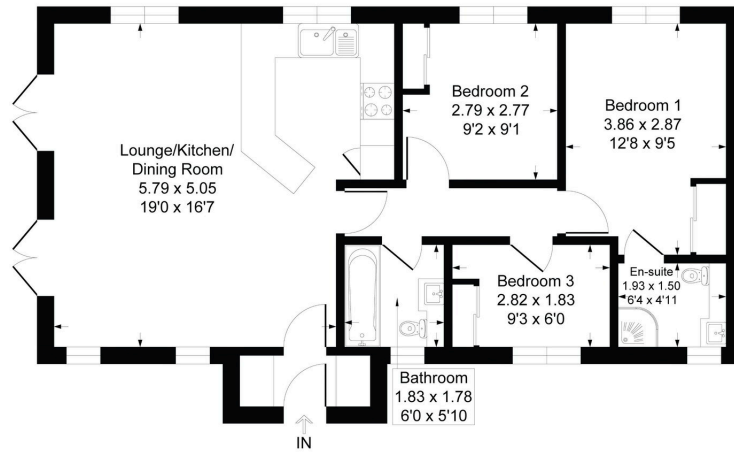


Illustration for identification purposes only, measurements are approximate, not to scale.

- Upgraded to a high specification
- Open plan living room
- En-suite and family bathroom
- Central village setting
- Fully serviced site
- Family run park - open all year
- Three bedrooms
- Stunning terrace and storage
- Walking distance to shops
- Ideal for holiday letting

