



35 Forest Park Lodges High Bickington, Umberleigh, Devon, EX37 9BN





## 35 Forest Park Lodges High Bickington, UMBERLEIGH, Devon, EX37 9BN Offers Over £150,000

Number 35 Forest Park Lodge is a stylish detached 2 Bedroom holiday home, with excellent holiday let rental potential, properly constructed to a residential standard; built to full authority regulations. The builders of the development are local and fully experienced in their part of the build, with the permanent build structure helping to increase the value of the property, not reduce it over a period of time.

The Park itself is extremely quiet and surrounded by woodland giving a peaceful feel. The local village is just a mile away with a village shop, post office, surgery, church, two pubs and lots more. Barnstaple, a short car ride away has further amenities with larger superstores and high street shopping alongside many restaurants and cafes.

The lodge comes with permission for full 12 month holiday use and the remainder of a 999 year lease, from the date of the property being built. The lodge comes fully equipped, with modern fixtures and fittings, furniture if desired and a range of built in appliances. The position of this lodge is also particularly attractive, taking advantage of the wonderful views. Owners also have the use of the on site swimming pool at additional annual cost.

**LOCATION** - The Taw Valley is located in the heart of the Devon countryside. This area contains a wide variety of countryside, from the wild and bleak moors of Dartmoor through the less well-known rolling farmland with its 'sunken' lanes to the spectacular rugged north coast. The fast flowing river Taw rises on Dartmoor at Belstone Cleave, then rushes over rocks and tree roots before broadening into a mature river. It passes through peaceful farmland containing the milkfields of Devon as it draws water from tributaries and other rivers as it makes its way to the coast. Forest Park Lodges are situated in a beautiful valley setting surrounded by forest. The nearest village of High Bickington remains largely unspoilt and retains much of the character of an isolated rural country village. The village still has its own post office, shop, doctors surgery, school, golf course and two public houses. It is also served by mobile supplies of fruit and vegetables, fresh fish and the council library service.

The nearest large town to High Bickington is Barnstaple, the regional retail and commercial centre and Britain's oldest borough, with an extensive range of outlets including all the high street favourites as well as more traditional shopping experiences.

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12 Month Occupancy Detached Holiday Lodge set within Beautiful Woodland  
Allocated Parking  
Woodland Valley Setting  
Peaceful, Quiet Location within a Secluded Woodland Setting  
Easy Access To Amenities, Local Pubs, Restaurants And Family Activities  
Leasehold - Remainder Of 999 Year Lease  
Excellent Holiday Let Potential

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## Lodge Dimensions and Areas

### Double Door Entrance Into

### Living Room

20' 3" x 20' 8" (6.17m x 6.30m)

### Kitchen/Diner

13' 7" x 20' 8" (4.14m x 6.30m)

### Separate W/C

### Bedroom One

12' 1" x 10' 4" (3.68m x 3.15m)

## En-Suite Shower Room

### Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)

### Separate Shower Room

### Outside

The lodge benefits from a large private balcony leading off the main living room, which enjoys some fabulous direct countryside and woodland views. There is also allocated parking to the front of the property.

## Services

Council Tax Band A

Ground Rent Per Annum £1278.07 inc. VAT.

Service Charge Per Annum including rubbish collection, maintenance of paths, roads & grass etc. £799.50 inc. VAT.

LPG Gas, Electric and Water are billed every six months by the site management (metered)

The property has as 12 month holiday use occupancy

Remainder of 999 year Lease with 21 years expired

## SERVICES

Council Tax Band: A.

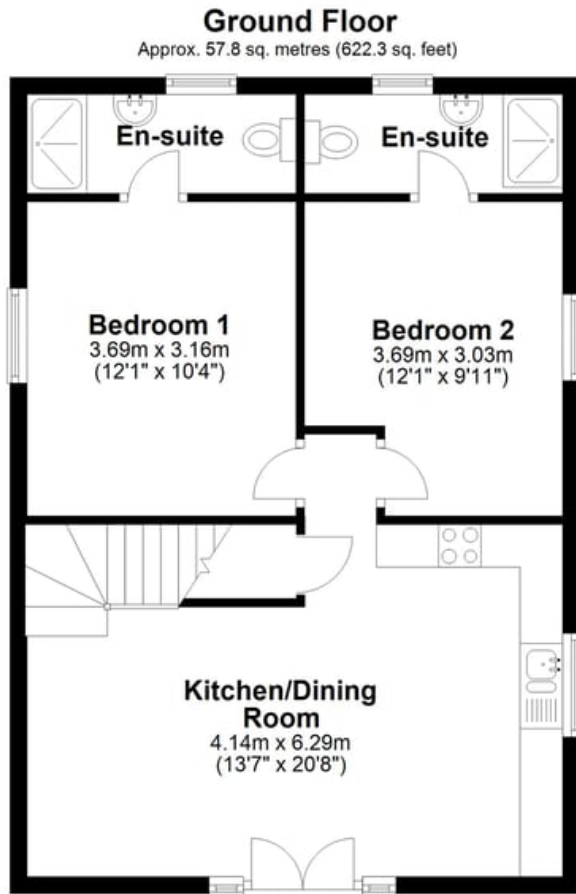
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority

EPC Energy Rating: D.

## DIRECTIONS

Travel from Barnstaple on the A377 towards Umberleigh. Travel through Umberleigh, taking the 4th turning on the right hand side, signposted Kingford. Continue up the hill and turn left signposted Forest Park Lodges.

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Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(54-68)	<b>D</b>	64	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



