



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



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Offers In Region Of £125,000

Plot 53 is situated in the fantastic woodlands of High Bickington. This superb, modern, traditionally built HOLIDAY LODGE is available to the market with a 12 month holiday occupancy.

The accommodation offers TWO BEDROOMS, TWO BATHROOMS, and a LARGE KITCHEN/DINER on the Ground Floor. The MASTER BEDROOM has an EN-SUITE SHOWER ROOM and the LIVING ROOM - on the first floor has doors opening onto a fantastic BALCONY, which enjoys stunning views over the surrounding farmland and countryside.

Plot 53 sits in a great position on the site, allowing for fantastic views over the countryside. The site itself is situated within a forest on the outskirts of High Bickington and Kingford and is ideal for access to both Barnstaple and Exeter on the A377. There is a nearby 18 hole golf course with an excellent bar/restaurant and village amenities in High Bickington. The Tarka Line railway to Barnstaple and Exeter has a stop only a mile away.

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Superb Holiday Lodge - Only 2 Years Old
Block Built With Brick Quions
2 Bedrooms (1 En-Suite)
Top Quality Furniture, Floor Coverings And Hot Tub - All Included In The Sale
One Of The Best Corner Plots With Far Reaching Views At Front And Rear
Level Side Garden With Decking
Communal Swimming Pool On Site
Balcony And Lovely Views
Peaceful And Tranquil Location
12 Month Holiday Occupancy Use

Kitchen/Diner

20' 8" x 13' 1" (6.30m x 3.99m)

Bedroom One

12' 1" x 10' 1" (3.68m x 3.07m)

En-Suite Shower Room

6' 6" x 3' 11" (1.98m x 1.19m)

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

Stairs To First Floor

Living Room

20' 8" x 14' 11" (6.30m x 4.55m)

Balcony

21' 11" x 7' 10" (6.68m x 2.39m)

Outside

There is an allocated parking space. The large balcony offers fantastic views - a perfect spot to take in the stunning scenery or maybe enjoy a glass of wine or two!

Agent's Note

The property can be holiday let during the 12 month holiday restrictive period, but for no more than 5 weeks at a time.

SERVICES

Ground Rent Per Annum. £TBC.

Service Charge Per Annum. £TBC, which includes rubbish collection, maintenance of paths, roads and grass etc.

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

The property has a 12 month holiday use occupancy.

TENURE: Leasehold. Remainder of 999 year Lease.

Services: Central Heating, Electric and Water.

Council Tax Band: A.

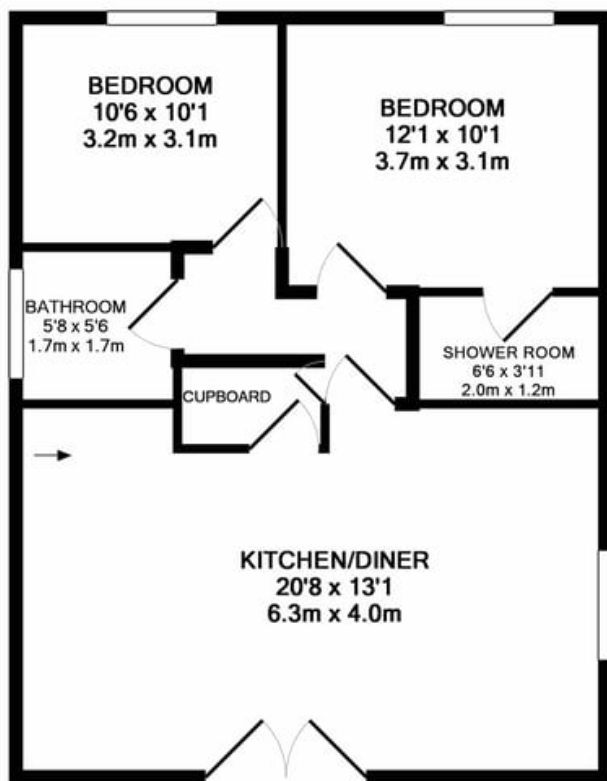
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

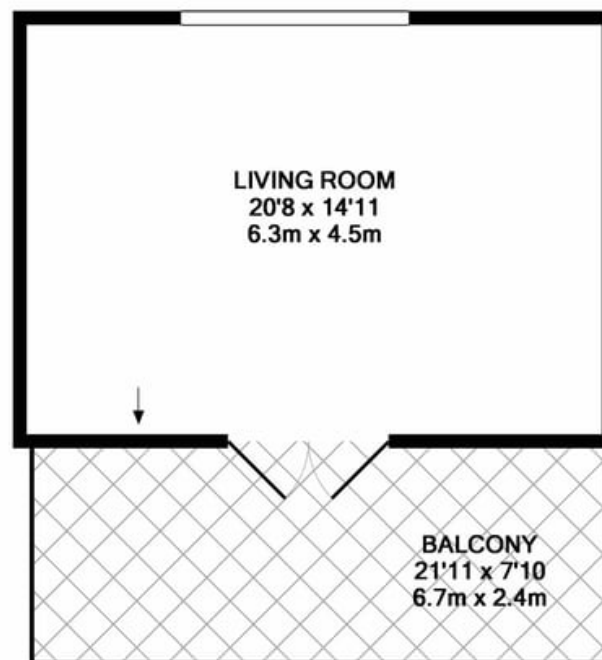
DIRECTIONS

To locate the property, follow Sat Nav EX37 9BN.

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Property and Market leading independent
financial advice.*



GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



