



40, Forest Park Lodges High Bickington, UMBERLEIGH, EX37 9BN

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





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O.I.E.O £140,000

These lodges offer an excellent escape from day-to-day life, escaping to quiet countryside. Now being looked after by a reputable local builder, who builds lodges to a good quality. There are a few sites remaining.

The lodges themselves provides spacious accommodation, with double doors opening straight into the open-plan kitchen/dining area, making a lovely family room. On the ground floor are two double bedrooms, one with ensuite and a family bathroom. Some layouts allow for two ensuites. Steps lead up to the first floor where there is a large open plan lounge. Doors to the rear and double doors to the front lead onto a large balcony.

The price paid will depend on the quality. The internal photographs taken on this brochure are of a lodge finished to a high standard. The price will depend on the quality of fixtures and fittings required.

LOCATION - The Taw Valley is located in the heart of the Devon countryside. This area contains a wide variety of countryside.

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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New Build Detached Holiday Lodges
Set in beautiful Woodland
Allocated Parking
Peaceful Quiet Location Within a Secluded Woodland Setting
Easy Access to Local Amenities, Pubs, restaurants & Family Activities
leasehold - 999 Year Lease
12 Month Occupancy

Lodge Dimensions and Areas

Subject To Variation For Each Lodge

Double Door Entrance Into:

Open Plan Dining Room/Kitchen

6.30m x 4.00m (20' 8" x 13' 1")

Modern fully fitted kitchen will be included in the sale. The standard of fitted kitchen will be dependent on the buyers choice.

Bedroom One

3.69m x 3.07m (12' 1" x 10' 1")

En-Suite One

1.96m x 1.18m (6' 5" x 3' 10")

Bedroom Two

3.07m x 3.19m (10' 1" x 10' 6")

Bathroom

1.70m x 1.16m (5' 7" x 3' 10")

Large Balcony

2.58m x 6.50m (8' 6" x 21' 4")

FAQ's

What does 12-month holiday occupancy actually mean?

This is a planning restriction. To own one of these properties you must have a main place of residence.

Do they allow dogs?

Yes, but subject to a small annual fee.

Can you Holiday Let?

Yes you can. Look online to see similar ones on the estate.

How close is the property to the coast?

It will take 20 minutes to Barnstaple, the 20-30 minutes to the Coast from there.

Where is the nearest pub?

The Portsmouth Arms is a 20-minute walk away. Also close is Northcote Manor. High Bickington also has a pub and a shop, which is a 10-minute drive away

SERVICES

Projected Council Tax Band A
Ground Rent Per Annum: £732
VAT Service Charge Per Annum : £353
VAT to include Sewerage charges
LPG Gas, Electric and Water are Billed Every 6 Months by Site Management (metered)
999 Year Lease
The Property has a Twelve Month Holiday Occupancy Lease

DIRECTIONS

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 sign posted Forest Park Lodges

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Energy Performance Certificate's, Auctions and New Homes.*



This is the standard layout of our phase2 lodge. size 10m x 7m designed for a max. of 4 persons
The deck is built to carry a hot tub which can be supplied as an extra

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



