



- DETACHED SCANDINAVIAN STYLE LODGE
- HOLIDAY HOME/INVESTMENT
- STUNNING WOODLAND LOCATION
- OPEN PLAN RECEPTION/KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM, CLOAKROOM
- ENCLOSED SUN TERRACE
- ALLOCATED PARKING

Haytor View, Finlake Holiday Park , Chudleigh, TQ13 0EJ

£90,000

Investment/holiday lodge with a 12 month holiday season and excellent sub-let income due to exceptional occupancy levels. This Scandinavian style lodge enjoys open plan living accommodation with lounge, dining area and well appointed kitchen, two double bedrooms, a shower room and separate WC, enclosed sun deck with superb rural views and allocated parking.



## Property Description

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Courtesy lighting and entrance door into....

### ENTRANCE HALLWAY

Open through to free-flowing reception. Radiator, shelving, door to....

### SHOWER ROOM

Obscure glazed windows, low level WC, pedestal wash hand basin, corner shower cubicle with glazed door/screen, fitted Mira shower, ladder style towel rail/radiators, shaver light socket.

From entrance hallway, access through to....

### FREE-FLOWING RECEPTION

**DINING AREA** with window overlooking the approach, radiator, space for table and chairs, access through to....

**LOUNGE AREA** with window overlooking the sun deck and extending over similar style lodges through woodland to open farmland and across the surrounding area.





Open through to....

### KITCHEN

Base units under laminate counter-tops, single drainer stainless steel sink unit with mixer tap, window enjoying the aforementioned rural views over the sun terrace, integrated electric oven and hob, plumbing for dishwasher, corresponding eye level units, tiled splashbacks, extractor hood, wall mounted Vaillant gas boiler providing the domestic hot water and central heating throughout the property, further counter-top with space below for fridge and freezer.

Stairs rising to....

### UPPER FLOOR

Hatch and access to loft space, doors to....



### BEDROOM 1

Built in wardrobe and dressing table, radiator, windows enjoying the aforementioned rural views.

### BEDROOM 2

Built in wardrobes, dressing table, radiator, window overlooking the approach.

### CLOAKROOM

uPVC obscure double glazed window, WC, pedestal wash hand basin, ladder style towel rail/radiator.

### OUTSIDE

There is allocation parking. From the kitchen is a door leading to an ENCLOSED SUN DECK enjoying panoramic rural views.



MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease: 88 years approx remaining

Annual Ground Rent: £2,037 pa (in 2021 - 2022)

Ground Rent Review:

Facilities Charge: £4726 (in 2021 - 2022)

Charge Review: 1/1/23

Council Tax Band N/A

EPC N/A

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