



- Open plan giving the feeling of space and comfort
- Triple aspect windows to take in your stunning view
- Heritage feel with its rustic Welsh dresser
- Feature fireplace with wood effect fire
- Walk-in Wardrobe
- Washer Dryer & Slimline Dishwasher
- Kingsize master bedroom
- Outside decking area
- En-suite bathroom in master bedroom

Willerby Sheraton, Cofton, Starcross, EX6 8RP

£115,000

The Sheraton is a modern 2-bedroom holiday home that provides the perfect retreat from busy modern life. From those last-minute weekends away to holidays and quality time with the family, there's room for everyone to enjoy our glorious corner of Devon.

With spacious open plan living areas, fully equipped kitchen and stylish modern décor, you'll find it's the perfect place to unwind and relax with family and friends.



Property Description

Own your own piece of heaven in your glorious corner of Devon at COFTON HOLIDAYS

Set within 80 acres of glorious Devon countryside, Cofton Holidays has been a family-run holiday park for over 40 years.

The 5-star graded park is just 20 minutes from the M5 Exeter and is conveniently located to enjoy the very best of Devon.

With some of the south west's best visitor attractions, beaches, Exeter and Dartmoor all within easy reach, our award winning holiday park provides the perfect year-round destination for a holiday home. Set in gorgeous scenery with the best of Devon on our doorstep and outstanding on site facilities, it's no wonder that our guests never want to leave. But as the owner of a private holiday home, you'll be able to visit and come and go as you please.

FOUR SEASONS

Our holiday homes to own are located in the exclusive and private Four Season's area. Tucked away in a spacious leafy setting designed around existing mature trees and well-maintained landscaped grounds with views looking out over the rest of the park, you'll find the perfect place to relax and unwind. With only ten privately owned holiday homes available, we are proud to offer the opportunity for you to own a luxury holiday home on our park. With comfortably furnished living spaces, fully equipped kitchens, and outside decking area to enjoy, your home from home will be ready to welcome you whenever the holiday bug strikes.





PARK FACILITIES

- Heated indoor & outdoor pools
- Sauna & steam rooms
- Dog friendly pub
- Café/restaurant
- Fishing lakes
- Gym & Fitness class
- Evening entertainment

WILLEBY SHERATON

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Features you will love include:

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Home Features

- Aluminium cladding
- Energy efficient white PVCu double glazed windows and doors
- Fully galvanised chassis BS3632 specification
- Outlook doors
- Central heating system featuring high efficiency

- condensing combi boiler
- Built in MP3 player & speakers
- Brushed chrome sockets & USB outlets

Lounge

- Two freestanding two-seater sofas with fold-out bed
- Scatter cushions
- MP3 player
- Wood burner effect electric fire
- Coffee table
- TV unit and TV point
- Mirror

Dining Area

- Freestanding dining table and upholstered dining chairs
- Welsh dresser

Kitchen

- Integrated microwave
- Integrated 70/30 fridge-freezer
- Gas oven/grill with 4 burner hob and glass splashback
- Extractor fan
- Washer/dryer
- Slimline dishwasher

Main Bedroom

- King-size bed with lift-up storage system and upholstered headboard
- Bedside cabinets
- Walk-in wardrobe
- Dressing table with mirror and stool
- Tallboy drawer unit
- TV point
- Ensuite shower room

Twin Bedroom

- Single beds with upholstered headboards
- Bedside cabinet

- Wardrobe
- TV point

Family Shower Room

- Shower enclosure with thermostatically controlled shower
- Dual flush WC
- Wash basin
- Mirrored cabinet

Optional Extras

- TV in Lounge
- Decking Furniture

BENEFITS OF HOME OWNERSHIP & WHATS INCLUDED

- 10% discount on all food and drink
- You can enjoy use of the indoor swimming pool and facilities on the park (charges apply)
- Coarse Fishing available on the park (charges apply)
- Free access to outdoor pool
- Connection to water, electricity, bulk gas and sewerage
- All furnishings, gas-fired central heating, double glazing and winter insulation
- uPVC decking, fencing and skirting, low maintenance and anti-slip
- Initial gas safety check
- Your holiday home will be fully cleaned and prepared
- Access to evening entertainment

THINGS YOU SHOULD KNOW

- Annual service charge and site fees apply. Reviewed annually
- Electricity and Gas are metered and charged quarterly
- All holiday homes are brand new and sold with a 15 year licence agreement
- Cofton Holidays is fortunate to be open all year round and your holiday home can be used by any one individual, couple or family for holiday use only

There are updated benefits included with the sale of the holiday home.

This will include family memberships, with comp discount to indoor pool, gym, sauna and steam room.

2024 site fees are also included in the price of the sale of the holiday home.

The holiday home is on a front facing pitch.

MATERIAL INFORMATION - Subject to legal
verification

Tenure: Check terms with site
Council Tax Band N/A

Awaiting Floorplan

EPC EXEMPT



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements