



Plympton Plymouth PL7 5AT

£119,000

Luxuriously appointed 2 bedroom park lodge with all year round use.
Fully furnished and boasting contemporary design features including integrated appliances, open plan living spaces and en-suite facilities.

city sales & lettings 



- **ALL YEAR ROUND USE**
- **FULLY FURNISHED**
- **KITCHEN WITH INTEGRATED APPLIANCES**
- **IDYLLIC LOCATION**
- **NO CHAIN**
- **OVER 45S DEVELOPMENT**

ACCOMMODATION

A welcoming lodge with fresh colour schemes and plenty of space: it's no wonder the Burleigh is one of our most popular holiday lodges. The open-plan living layout of the Burleigh is where you'll find it makes a real statement. The vaulted roof means high ceilings and extra windows throughout create a light and airy home. This fresh and modern lodge is bound to turn heads and is the perfect first lodge for anyone. It's exceptional value for money, but doesn't compromise on space and style.

Key Features:

Vaulted ceiling to lounge, kitchen and diner

Exterior french doors

Colour co-ordinated sofa, curtains and carpets

Fully fitted high gloss kitchen and bedroom furniture

Walk in wardrobe

Four burner gas hob, built under oven, dishwasher, fridge/freezer and washing machine

Dining table including four chairs, coffee table and lamp table

Energy efficient A Rated boiler

Built to British Standard 3632 and protected by a 10 year structural warranty.

Photos for illustration purposes only.

LOCATION The Lodge site consists of 14 high specification, luxury homes at Battsford Park, just 6 miles from Plymouth in South Devon. Battsford Park is located in picturesque countryside on the fringes of the Dartmoor National Park, yet close to the most beautiful seaside towns South Devon has to offer.

Ground rent is currently £175 per calendar month.



Our fees start from just £825 inc VAT



**Mortgage
Advice Bureau**

Working with



Working with Citysales Mortgage Advice Bureau is one of the UK's largest expert mortgage brokers

Our benefits to you:

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- Help you through the process step-by-step
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- Advise on how much it will cost
- Advise on how much protection you may need
- Do all the paperwork - you won't need to worry about a thing!

Ritchie Nash is the in-house Mortgage Adviser at Citysales and has 20 years experience in financial services. He has an in-depth knowledge of the mortgage market and can guide you through your property purchase or remortgage from start to finish. As an expert adviser, he has access to over 11,000 mortgage deals ensuring you get the right mortgage to suit your needs.



Call: Ritchie Nash on 01752 21 1111 or 07881 821 216

Email: ritchie.nash@mab.org.uk

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances and loan amount. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

FLOORPLANS

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COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

PLYMOUTH CITY COUNCIL

HEAD OFFICE

Beechwood House
Beech Avenue
Plymouth
PL4 0QQ

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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