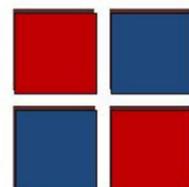


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This plan is to be used only as an indication of the floor layout and is not to scale.
Plan produced using PlanItUp.



The Lodge

Book Your Free Valuation Today!!
We will :-
Advise you on all aspects and ways of marketing your home
Discuss pricing strategy and the best methods of sale
Guide you on how much your move may cost
Review of your options and answer any questions you may have
Send you a letter detailing our recommendations
Remember all of our advice is given freely with no obligation to market your home.



10 Woodpecker Vale,
Devon Hills Holiday Village, Totnes Road, Paignton, TQ4 7PW

£99,950

- Luxury Holiday Lodge
- 5* Park
- 3 Bedrooms (1 En-Suite)
- Open Plan Living Room
- Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Decked Entertaining Space
- Hot Tub
- Parking





A Luxury Holiday Lodge situated at the highly rated Devon Hills Holiday Village on the outskirts of Paignton and the South Hams. Situated in a cul-de-sac in a quieter location on the park, this lodge is ready for occupation now. Accommodation briefly comprises; Large Open Plan Main Living Area with fully fitted Kitchen, Three Bedrooms (Master En-Suite Shower Room and Walk-in Wardrobe Area), Bathroom, large Decked Areas, Hot Tub and Parking for two cars. Full Gas Central Heating and Double Glazing throughout. Ideal for Family Holidays and has great Income Potential. Ready to View!!

Property Description

ACCOMMODATION

Obscure double glazed entrance door into;

OPEN PLAN LIVING AREA

19' 1" x 19' 3" (5.83m x 5.89m)
Vaulted ceilings with exposed beams. UPVC double glazed windows to the side of the property. Two UPVC double glazed French doors leading out onto the balcony which provides entertaining space. Focal point living flame effect electric fire with timber overmantle. Dining area with cupboard housing boiler. Extensive range of wall and floor mounted kitchen units with contrasting roll edge worksurfaces and glass upstand. Inset stainless steel oven and ceramic hob. Stainless steel cooker hood. Integrated dishwasher. Combined microwave oven. Useful island unit with storage unit and drawers. Kick board lighting. Single drainer stainless steel sink with mixer tap. Laminate effect wood flooring. Two central heating radiators one with thermostatic control. LED downlighters. Space for American style fridge/freezer. Fitted wall mirror. Stripped and stained architraving.

INNER HALLWAY

Smoke alarm. Carbon monoxide alarm. Access to loft space. Cupboard housing baxi boiler and storage. Panelled doors with stainless steel furniture to;

BATHROOM

6' 6" x 5' 5" (2.00m x 1.67m)
Quality suite comprising bath with Victoriana style shower/mixer attachment. Vanity wash hand basin with useful storage under. Low level wc. Downlighters. Part tiled walls. Velux window. Extractor fan. Tiled flooring. Stainless steel heated towel radiator.

BEDROOM THREE

6' 3" x 11' 2" max into recess (1.91m x 3.42m)
UPVC double glazed window to the side of the property. Built in overbed storage units. Single wardrobe with hanging rail and shelving. Integrated chest of drawers. Wall mirror. Central heating radiator.

BEDROOM TWO

9' 5" x 8' 9" (2.88m x 2.68m)
Range of overbed storage units. UPVC double glazed window to the side of the property. Built in double wardrobe with hanging rail and shelving. Central heating radiator. Chest of drawers.

MASTER BEDROOM

9' 4" x 8' 9" (2.86m x 2.68m)
Floor to ceiling UPVC double glazed windows overlooking the side of the property and out across the green towards hedgerows. Central heating radiator. Built in dressing table. Wall mirror. Aerial point. Walk through into;

DRESSING AREA

0' 0" x 0' 0"
Downlighters. Circuit breaker box. Door through to;

EN-SUITE SHOWER ROOM

5' 2" x 5' 5" (1.6m x 1.66m)
UPVC obscure double glazed window to the rear of the property. Extractor fan. Downlighters. Vanity wash hand basin with useful storage underneath. Corner entry shower cubicle with fitted mixer shower. Low level wc. Central heating radiator. Tiled effect flooring.

OUTSIDE

The property is set on a secluded part of the site with surrounding green space and having a fair degree of privacy. Being one of only four in this small cul-de-sac. It has tandem parking for up to two cars and a ramped access making it disabled friendly. This leads up to a

large wraparound decked area idea with balustrading for entertaining which overlooks green spaces and hedgerows and around to the side where the hot tub is situated, Satellite dish. Store unit with space and plumbing for washing machine. Coachlamp.

PARK INFORMATION

The Lodge has a licence until 2031 and the current years site Fees are circa £5200 per annum.

Holidaying at Devon Hills couldn't be easier. A range of luxury holiday lodges set in landscaped surroundings and a few miles from the town centre of Paignton and it's glorious beaches, yet still far enough to relax and enjoy the peace and tranquility that Devon Hills offers. A short walk from your holiday home will take you to The Blagdon Inn, a 15th-century bar and restaurant where you can relax under the ancient beams and enjoy excellent beers, interesting wines and a full and varied menu.

LEISURE FACILITIES

Fully equipped fitness centre or all weather tennis court perfect for a workout! If weight loss without the workout sounds more your style, enjoy a leisurely swim in the indoor 18m heated pool with the choice of sauna and steam rooms for deep relaxation. The indoor heated swimming pool is open during the day for general sessions and for adults only session in the early morning and evenings. The fully air-conditioned fitness suite offers over 20 pieces of equipment to choose from, Sauna and Steam Room. You are entitled to a pass for the fitness suite and swimming pool when you buy a holiday home. Further passes available from reception for visitors.

All prospective buyers are required to produce proof of their main residential address (Council Tax or Utility Bill) on an annual basis, for the site to keep on record. Before purchasing this property please refer to Haulfryn to check the length of lease, current service charges and specific sales terms and conditions. Devon Hills Holiday Village is open 12 months per year and the homes are to be used as holiday lets or as a personal Holiday Home only.