



5 The Lookout Gara Mill Lodges

Slapton
£200,000

Freeborns
ESTATE AGENTS

Located at the Gara Mill Park near Slapton, this charming property surrounded by nature offers three well-appointed bedrooms and two modern bathrooms. This lodge is one of only nine bespoke lodges in this serene development, ensuring a sense of exclusivity and community.

The property is situated at the bottom of a quaint rural valley with a meandering river running through the base.



5 The Lookout Gara Mill Lodges, Slapton, TQ7 2RE

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

FRONT DOOR TO;

ENTRANCE HALL

Radiator, cupboard housing 'Worcester' gas boiler, fuse box, metres, engineered wood flooring, doors to;

LIVING/DINING/KITCHEN

Open plan room with double glazed windows to front, rear and side, double glazed French doors to decked area, radiators, engineered wood flooring.

KITCHEN AREA

Range of modern fitted base and wall mounted units, worksurface with inset 1 1/2 bowl stainless steel sink and designer mixer tap, inset four ring gas hob, built-in stainless steel oven, stainless steel extractor chimney hood above, integrated appliances to include a dishwasher, washing machine and fridge.

BEDROOM ONE

Double glazed window to rear with Woodland views, radiator, built-in wardrobes, engineered wood flooring, door to ensuite shower room.

ENSUITE SHOWER ROOM

Double glazed frosted window to rear, shower enclosure, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, extractor fan, tiled walls, tiled floor.

BEDROOM TWO

Double glazed window to front with woodland views, radiator, built-in wardrobe, engineered wood flooring.

BEDROOM THREE

Double glazed window to rear aspect with Woodland views, radiator, engineered wood flooring.

FAMILY BATHROOM

Double glazed frosted window to front, modern refitted white suite comprising a shower bath with shower over, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, fully tiled walls, tiled floor, extractor fan.

OUTSIDE

Decked area, steps leading down to parking area, steps up to communal meadow.

SERVICE CHARGE

£3,127 per annum. Covers gardening, site maintenance, weekly site inspections, estate management, private drainage and water charged quarterly (metered).

TENURE

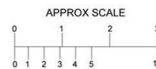
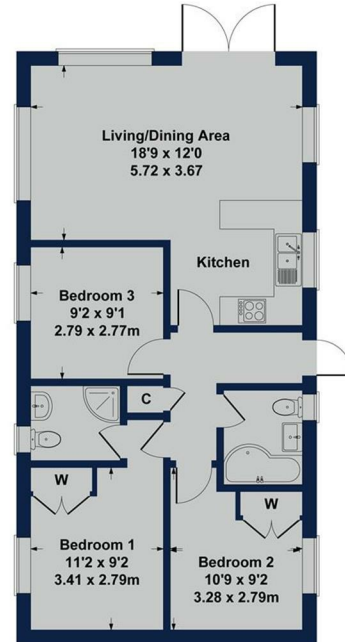
Leasehold 999 years from 2020, also own 1/9th of Freehold of site.
8 Months usage.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Approximate Gross Internal Area
732 sq ft - 68 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2025



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