



# 21 Clifford Bridge Park

Clifford Bridge, Drewsteigton EX6 6QE

RENDELLS



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Asking Price £54,950

**A well presented furnished two bedroom holiday lodge enjoying a tranquil setting bordered by the River Teign, on a small scale Holiday Development within Dartmoor National Park. Decked balcony with views. Local riverside walks. Parking. NO UPWARD CHAIN. No dogs allowed (other than guide dogs).**

## Situation:

Clifford Bridge Park is a delightfully situated rural holiday development on a level pasture meadow with mature woodland on one side and the banks of the River Teign on the other. This peaceful location is within Dartmoor National Park. A private driveway, off the country lane, provides access to Clifford Bridge Park, and the chalets, each with their own parking area, are situated well-spaced from each other, around the far end of the site. The eight acres of communal grounds are for the exclusive use and enjoyment of the residents.

Dartmoor, often described as being the last wilderness in Southern England, is characterised by its distinctive granite tors and the high moorland rises as high as 2000 feet. Less well known are the sheltered wooded valleys. The Upper Teign Valley, with Fingle Gorge - much of which is owned by the National Trust, is a beautiful example of these "hidden" landscapes. and is the location of the Park. There are delightful riverside walks along woodland tracks either upstream through Fingle Gorge to Castle Drogo, or downstream to Steps Bridge and through the Dunsford Nature Reserve - renowned for its wild Spring daffodils. The A30's Woodleigh junction, about 3½ miles distant, provides a convenient access point for visiting the cathedral city of Exeter with its chain stores, variety of shops, ancient buildings and historic quayside. Exeter is also the hub for communications in the area with the M5, the national rail network and Exeter Airport with its range of available flights to and from the area.

## Accommodation:

Steps lead up to the front door opening into the Open Plan Living area. With a vaulted ceiling and some woodwork it feels light and airy with doors leading out onto the balcony and enjoying views over the rest of the park. The kitchen area is also open plan and offers a range of storage as well as appliances including gas hob. There is a separate utility room with space and plumbing for a washing machine and a dryer. A hallway leads to the two bedrooms with the main bedroom benefiting from a walk-in wardrobe and an en-suite shower room. There is also a further bathroom.

## Outside:

Allocated gravelled parking area adjacent to the lodge itself. 19ft decked and raised balcony with outside lights benefiting from views over the communal grounds and Dartmoor beyond.









**Services:**

Site provided mains electricity (individually metered), LPG (metered). Water and Drainage. Private phone line with internet possible.

**Ground Rent & Maintenance**

The lodges are subject to an annual Ground Rent (latest £1,547.02) and Maintenance Charge (latest £839.52), the latter being for the maintenance of the common parts. The water and sewerage services come to £670.96. The total charge is currently in the region of £3,281 per annum. These charges are subject to variation in accordance with the terms of the lease.

**Agents Note:**

The lodges may not be used as a permanent dwelling. Permitted use is for holiday purposes only between 15th March until 15th January for the use of the owner, friends and family. No commercial lets are allowed. No dogs are permitted on site under the new licenses. There will be other obligations under the licence such as insuring the lodge which will need to be considered.

**Tenure:**

The property operates under a License Agreement running to 60 years from 2002. Offered with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

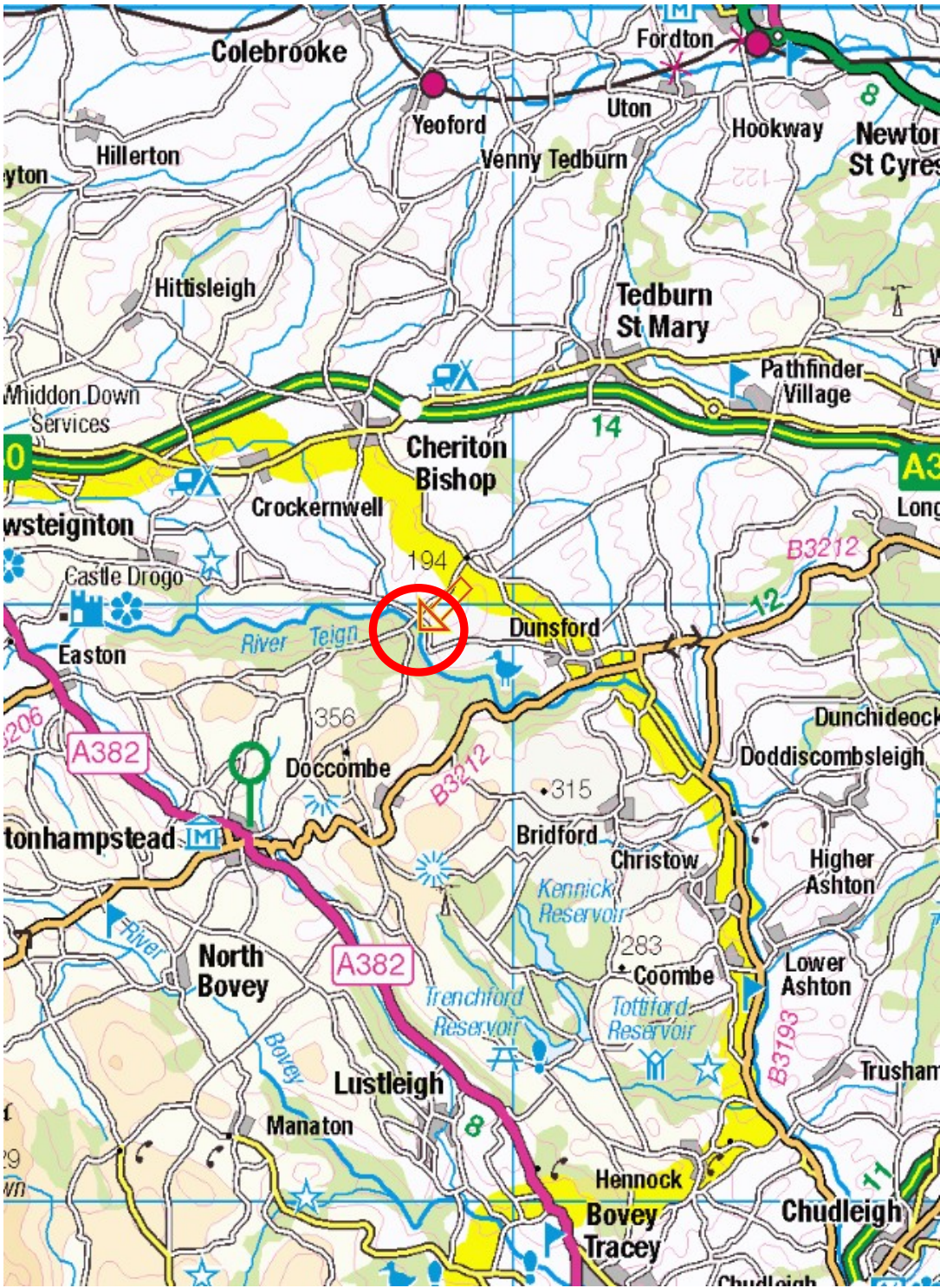
**Directions:**

From the A30 dual carriageway heading west take the Woodleigh Junction to Cheriton Bishop. Turn left signposted to Cheriton Bishop and Castle Drogo. After another ½ mile (just before the Old Thatch Inn) turn left into a lane, and continue for about another 2 miles to a crossroads. Turn right signposted to Clifford Bridge, and continue for about a mile downhill to another crossroads. Go straight across, over the bridge and immediately turn left, where the entrance to Clifford Bridge Park will be seen on the left with a red phone box visible. Follow the track, keeping to the right hand side when it splits and No 21 will be found after a short distance on the right.

**What3Words location:** clubs.besotted.trimmer

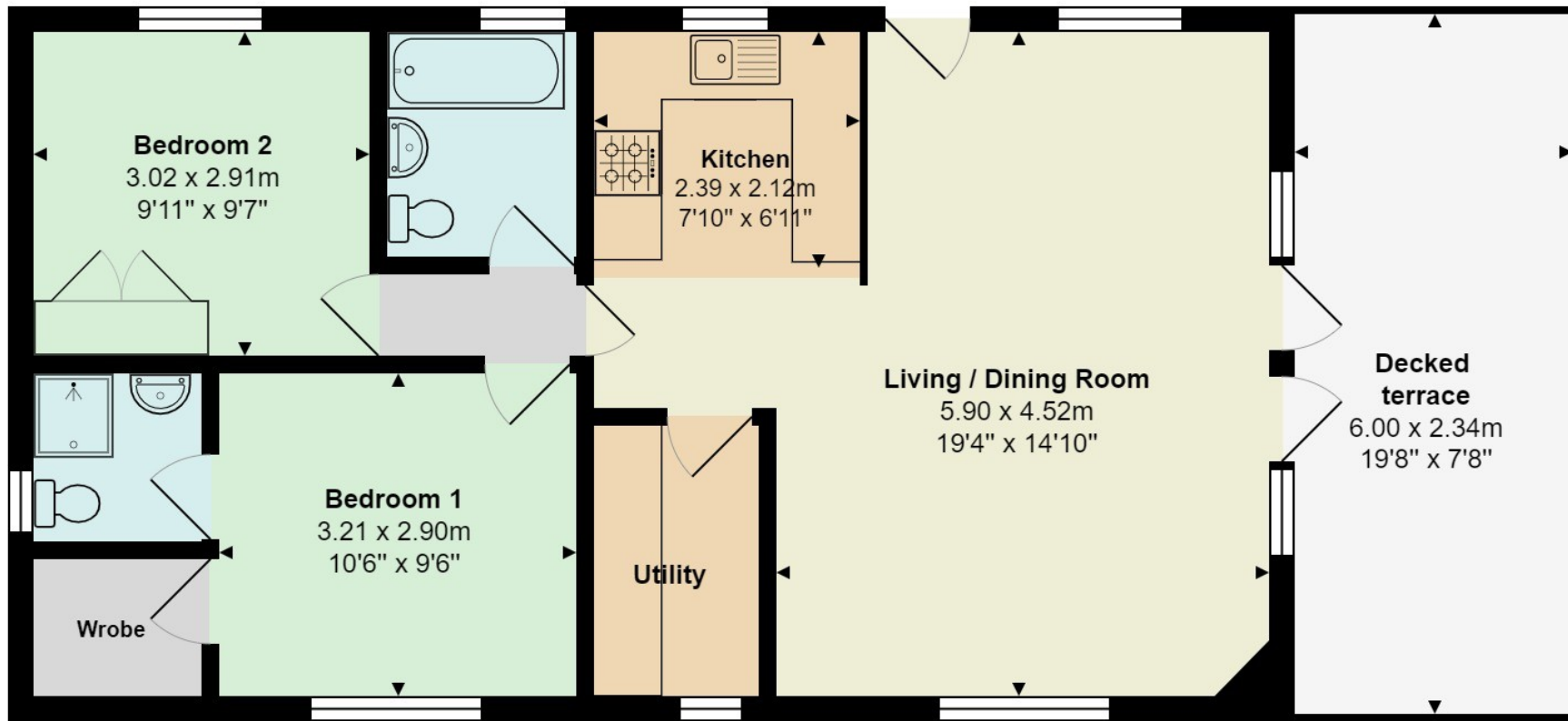






Not to Scale





**Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.