



21 Lanscove Holiday Village, Gillard Road, Berry Head, Brixham, Devon, TQ5 9EP
Leasehold Bungalow
£165,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

A traditionally built Holiday Bungalow, being one on a small, well managed development of 38 similar units. Landscope is adjacent to the 100 acre Berry Head Country Park with its breathtaking views, exhilarating walks and the remains of an old Napoleonic Fort. Colonies of seabirds (including fulmar, guillemot and shag) make their home in the limestone cliffs. In Spring and Summer there are many beautiful wild flowers. Early morning and late evening walks from this bungalow and into the Park are a particularly special time.

Brixham harbour and town centre are approximately ¾ of a mile away. Owners of the bungalows have the use of the Landscope Leisure Complex which includes an indoor swimming pool, bars and restaurant as well as other neighbouring joint owned parks. There is a local shop and launderette on site. These are low maintenance units and ideal as a second home, or as an investment property. The property benefits from modern double glazing and good quality new controllable electric heating throughout making it a very comfortable retreat.

The property is a beautifully presented and immaculate 2 bedroom bungalow comprising a spacious open plan kitchen and living room, 2 double bedrooms and a stylish tiled shower room. There is an allocated parking space and a smart outside patio area to the front. The property has been fully modernised throughout to a very high standard and offers a superb holiday home for anyone wanting a great Brixham base.

Held on a 100 year lease from 1st March 1988. Ground Rent & Service Charge approx £3000 per year.

Council Tax Band: A



- 50 Weeks Residency
- Great Investment Opportunity
- Modern Open Plan Living Dining
- Full Use of Park Amenities

- Views Across Berry Head Country Park
- 2 Double Bedrooms
- Parking Space For One Vehicle
- Immaculate Holiday Cottage-Style Bungalow



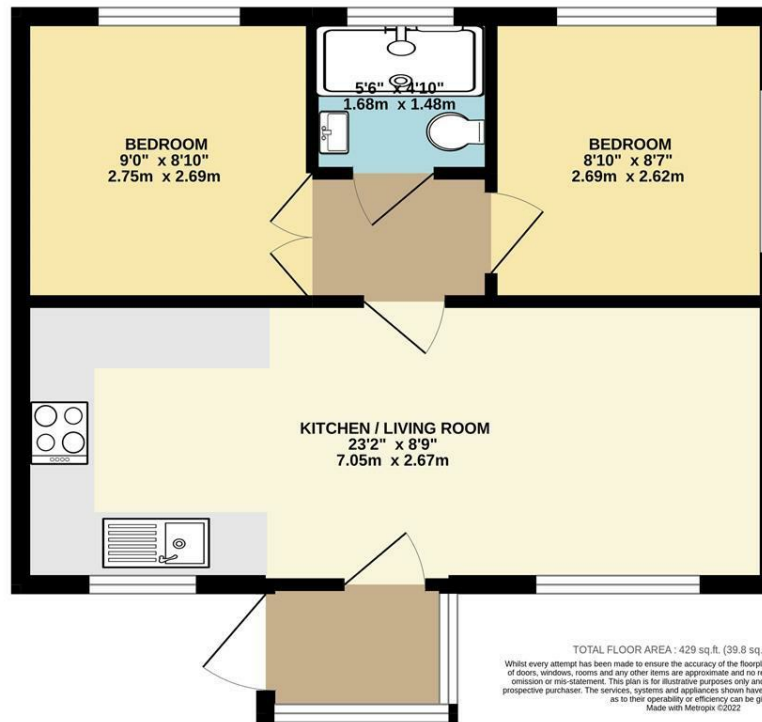
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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. 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 purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the 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 their solicitor. You are advised to check the availability of this property before travelling distance to view.

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