



Kingsford Cottage 16 Landscope Gillard Road, Berry Head, Brixham, Devon, TQ5 9EP
Leasehold Bungalow
£114,500

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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 light-and-bright two bed bungalow comprising a spacious and modern open plan kitchen and living room, 2 double bedrooms and a brand new contemporary shower room. There is an allocated parking space and an outside patio area to the front, with lush green lawns surrounding the rear of the building. The property has been modernised with bright and fresh decor to a high standard and offers a superb holiday home for anyone wanting a great Brixham base.

The sale is available as a going concern, with furniture, fixtures and fittings all to be included with a purchase, along with any existing bookings. Furthermore, if the property is purchased as a commercial entity, the new buyer WILL NOT BE LIABLE FOR STAMP DUTY!

Held on an original 99 year lease (from 1989). Ground Rent is £1500.00 per annum. Service Charge is £999.07 per annum.

Council Tax Band:



- Immaculate Holiday Cottage-Style Bungalow
- Next To Berry Head Country Park
- Modern Open Plan Living Dining
- Full Use of Park Amenities
- 50 Weeks Residency!
- 2 Double Bedrooms
- Parking Space For One Vehicle
- Great Investment Opportunity



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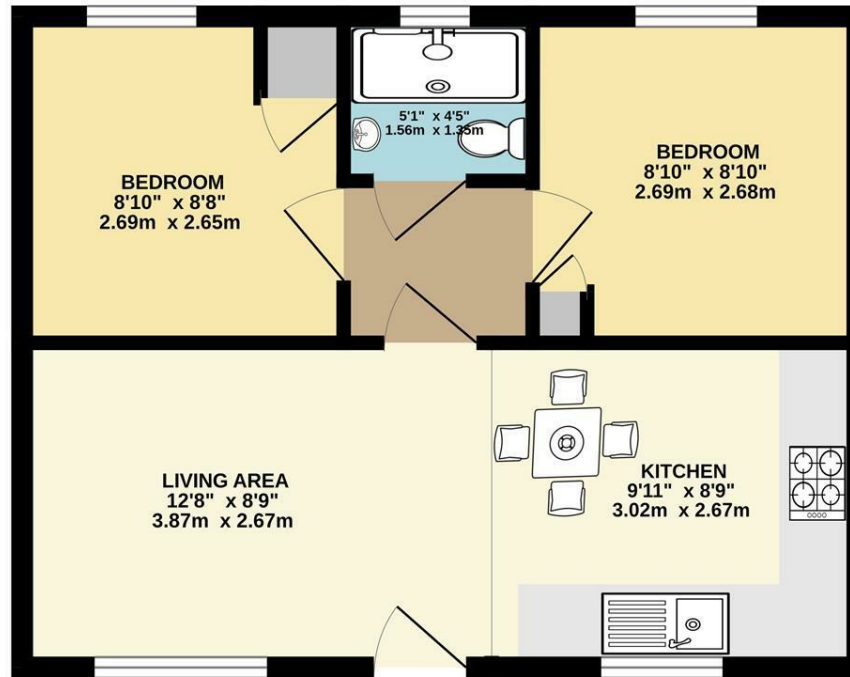
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GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 398 sq.ft. (36.9 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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