



LODGE 60, HARTLAND FOREST, EX39 5RA

O.I.R.O £75,000

A 3 bedroom Scandinavian style lodge with 12 month holiday consent, set within a peaceful wooded location at Hartland Forest. The lodge enjoys a pleasant position by the lake whilst offering open plan living with well equipped kitchen & lounge with wood burner whilst benefiting from 2 parking spaces.

Set in the pleasant and relaxing wooded setting of Hartland Forest, this detached Scandinavian lodge offers the perfect retreat from the stresses of daily life.

Pleasant woodland walks can be enjoyed nearby at the Clifford Plantation whilst owners also benefit from fishing rights at two neighbouring lakes.

The lodge is well proportioned with 3 good sized bedrooms, ensuite bathroom & shower room whilst open plan living provides comfortable lounge and dining areas plus a well equipped kitchen.

The lounge is fitted with a wood burner and opens out to a wraparound timber deck, offering a pleasant outside seating area whilst a short distance from the lodge are two designated parking spaces.

Tenure: Freehold - 12 month holiday consent, the lodge cannot be the owners primary/sole residence. Holiday letting is permitted.

Service Charge: £2452.50 per annum, paid in full every January. The service charge is taken in contribution by each lodge for the upkeep of communal areas, including grass cutting together with the maintenance & servicing of the shared septic tank drainage system.

Services: Mains electricity & water.

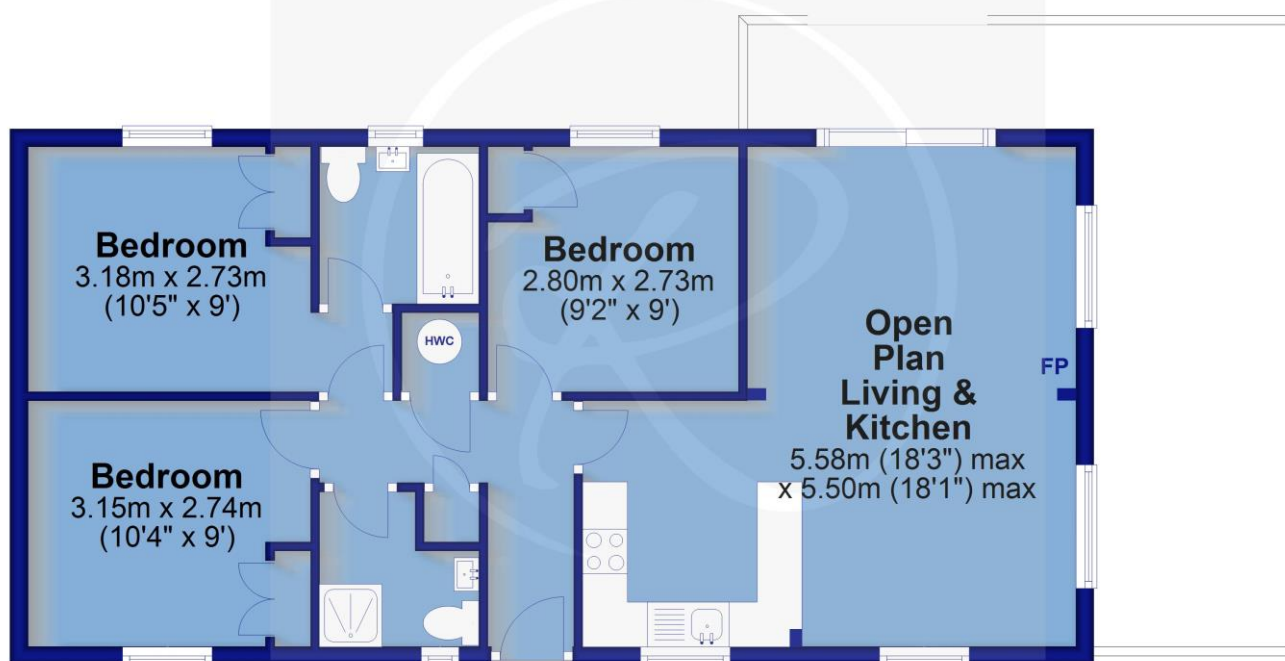
Communal Private drainage.

Energy Performance Certificate: F (24)

Council Tax: BAND A (£1,540.45 per annum)



Approx. 65.1 sq. metres (700.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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