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55 Meadows Walk
Whiddon Down, Devon EX20 2QL

£37,500 Leasehold



The Property

A very smart mobile home on this well managed leisure and holiday park. The mobile home is a Willerby Rio unit which is highly insulated and fully double glazed and centrally heated by propane gas. It is a very successful holiday rental and it is currently fully booked right through until the end of September 2024. Entry is directly into the bright and spacious kitchen and living area which has space for a four seater dining table with upholstered bench seating plus a further large corner sofa with a pull out additional double bed, a mock fireplace with an electric flame effect fire and large windows with a view to the hills of Dartmoor. The kitchen is well fitted with plenty of cupboards and a short corridor leads to the main bedroom with its fitted bedroom furniture and a private washroom/w.c., a twin bedroom and a shower room. The property has just under 9 years (expires 4th December 2032) left on the licence and generates a good income from holiday letting. Fowlers strongly recommend viewing.

Situation

55 Meadows Walk is located at the very edge of the Dartmoor View Holiday Park and it is elevated enough to enjoy views to Dartmoor. It sits in 20 acres of parkland with lawns, a wooded area, swimming pool, children's play park and a launderette. Dartmoor View is close to Dartmoor itself with access to the moor itself on foot about a mile away or just a few minutes drive by car. The North Cornish coast is just under an hour by car. Whiddon Down has a pub and fuel station with a small supermarket but nearby Okehampton has a wider range of facilities as does the ancient Stannary town of Chagford, both of which are about 5 miles away. Exeter is approximately 15 miles away.

Licence

The property retains the residue of the lease which expires on 4th December 2032.

Ground Rent

The ground rent from 1st March 2024 will be £5,500 for 2024/2025.

Running costs

Running costs for the year to 31st March 2024 so far are : General rates £26.47pa Water and Sewerage £52.21pa Refuse, environmental and admin £160.32pa Electricity is charged at £0.2542 per unit Gas is £79.00 per bottle

Directions

What3Words : imperious.dinner.status From the A30 dual carriageway at Whiddon Down drive past the Post Inn pub and go straight on across the mini roundabout. Dartmoor View entrance is about another half mile along on the right. Drive in and bear left passing the swimming pool and play park then bear right and immediately turn left. Follow the gravelled road around to the right and up to the top of the site and No.55 is clearly labelled.

- A very smart mobile home for recreational and leisure use
- Set in a quiet spot at the edge of the Holiday Park
- Wooden deck with large Jacuzzi
- Spacious and bright living area and well fitted kitchen
- Shower room
- Main bedroom with built in wardrobes and private washroom/w.c.
- Twin bedroom
- Propane fired gas heating and full upvc double glazing
- Parking bay
- An extremely popular holiday rental with rentals throughout the year.

Entrance

Timber steps rise from a paved pathway to a timber deck with a wooden balustrade which is wrapped along two sides of the unit. A double glazed front door leads directly into the kitchen/living area and there is an exterior light.

Kitchen/living room

Entry to the holiday home is into the kitchen area which has space for a dining table, built in upholstered corner seating and chairs and a smart range of base and wall cabinets with stone effect work tops, a single drainer stainless steel sink and mixer tap, a built in fridge freezer, a full size propane gas cooker with a stainless steel hood and lighting above, plenty of drawers and cupboards, a vinyl floor and a upvc double glazed side window. The Ariston propane gas fired central heating boiler is concealed in a full height closet. The living area is also floored with vinyl and has three upvc double glazed windows with pelmets, including a large bay which looks out to the deck mounted Jacuzzi. The living area has a fitted mock fireplace with an electric flame effect warm air fire and shelving, a large built-in corner sofa with storage and a pull out bed, four ceiling light points, a double panel radiator, ample power points and a TV point. A doorway leads to the corridor that services the shower room and bedrooms.

Corridor

This has a single panel radiator and doors to the shower room and both bedrooms.

Shower room

A smart shower room with a shower cubicle and sliding glazed door and a built in chromed thermostatic shower, a low level w.c. and a wash hand basin set on a vanitary surface above a floor mounted cupboard. There is an obscure upvc double glazed window, an extractor fan, a vinyl floor, ceiling light point and a single panel radiator.

Bedroom 2

This room has a upvc double glazed side window, two built in single beds with shelving and fitted cupboards and a closet, a ceiling light point, a single panel radiator and a fitted carpet.

Bedroom 1

A double room with a fitted double bed, headboard, bedside shelves and wardrobes with hanging rails and shelving. It has a ceiling light point, a upvc double glazed side window and a single panel radiator. A door leads to the ensuite washroom.

Ensuite washroom

Fitted with a low level w.c., a pedestal wash hand basin, a side facing obscure upvc double glazed window and a single panel radiator.

Exterior

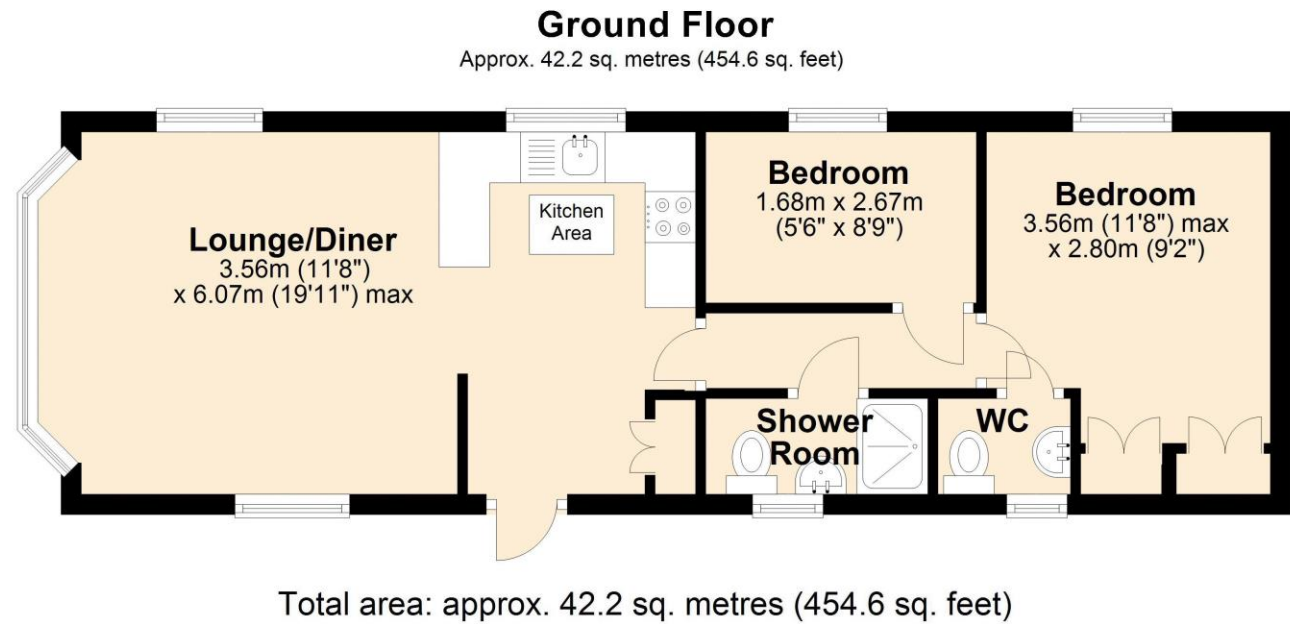
A deck with balustrade runs along the side and across the front of the holiday home, a Jacuzzi hot tub is installed and there is a wooden screen for privacy.

Parking

No.55 Meadows Walk has a single gravelled parking bay.

Site amenities

Dartmoor View Holiday and Leisure Park is set in 20 acres of parkland and offers the landscaped park, a heated swimming pool in season, a play park, a pond and wooded area and a launderette.





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