



**64 Meadows Walk**  
Whiddon Down, Devon EX20 2QL

**£21,950 Leasehold**



### The Property

The is a smart Elegance mobile home which is highly insulated, centrally heated and double glazed. It is on a popular holiday rental site with good facilities and easy access to the moor and Devon and Cornwall coast. Entrance is directly into the fully equipped kitchen/dining room with a division separating the cosy sitting area which has built-in cabinets and a large corner sofa with a pull out double bed. Double doors lead out to the deck which has space for a table and chairs and a large hot tub. There is a double bedroom with ensuite washroom, a twin bedroom and a shower room. The mobile home has just over 8 years left on the licence which expires on 20th January 2034. Fowlers strongly recommend viewing.

### Situation

64 Meadows Walk is located adjacent to an amenity green near the centre of the Dartmoor View holiday park which has a swimming pool and children's playground. It is located at Whiddon Down and is just a few minutes drive to the moor and the A30 dual carriageway for ease of communications. Whiddon Down has a pub and petrol station with a supermarket for day to day needs. Nearby Chagford and Okehampton have a larger range of facilities, both of which are about 5 miles away. Exeter is approximately 15 miles away.

### Directions

Upon arriving at the Dartmoor View Holiday Park bear left through the entrance gate and enter the one way system which takes you past the swimming pool and then turns right alongside the central site area. Take the first left and then bear right up Meadows Walk and No.64 is just on the left with a gravelled parking area.

### Running costs

Running costs for the year to 31st March 2025 so far are :

General rates £112.08 pa

Water and Sewerage £139.52 pa

Refuse, environmental and admin £175.70 pa

Electricity is charged at £33 pence per unit Gas is £86.00 per bottle

### 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.

### Licence

The property retains the residue of the licence which expires on 20th January 2034.

- A smart luxury holiday home with a little over 8 years licence remaining
- In a quiet spot overlooking an amenity green
- Large deck with hot tub
- Spacious and bright living area with double doors to deck
- Smart and fully equipped kitchen
- Main bedroom with built in wardrobe and ensuite washroom
- Twin bedroom
- Shower room
- Propane gas central heating and full double glazing
- A popular holiday rental throughout the year

### Entrance

Wooden steps lead to a gated access to a decked pathway which leads to the main deck and the principle entrance door which is obscure upvc double glazed. There is an exterior light.

### Kitchen/dining area

A very smart double aspect area with upvc double glazed windows with fitted blinds and a range of fitted base and wall cabinets in a fashionable grey with extensive wood effect work surfaces with matching splashbacks and a glass cooking splashback behind the Propane gas four burner cooker which has an extractor hood and light above. There are plenty of cupboards and drawers with a recess for the microwave and space for a fridge/freezer. The floor is laid to a wood effect vinyl floor and there is plenty of space for a dining table and four chairs with four ceiling mounted spotlights above and a room divider between the kitchen and sitting area with a double panel radiator fitted.

### Sitting area

A bright area with four upvc double glazed windows and a matching pair of double doors to the large deck and hot tub. There is a pleasant view to the adjacent amenity green with a background of young deciduous trees. The floor is laid with a wood effect vinyl and there are built in cabinets which incorporate an electric flame effect convector fire, shelving and storage with a fitted TV above. There are four LED downlighters and a fitted 'L' shaped sofa which includes a fold out double bed.

### Inner lobby

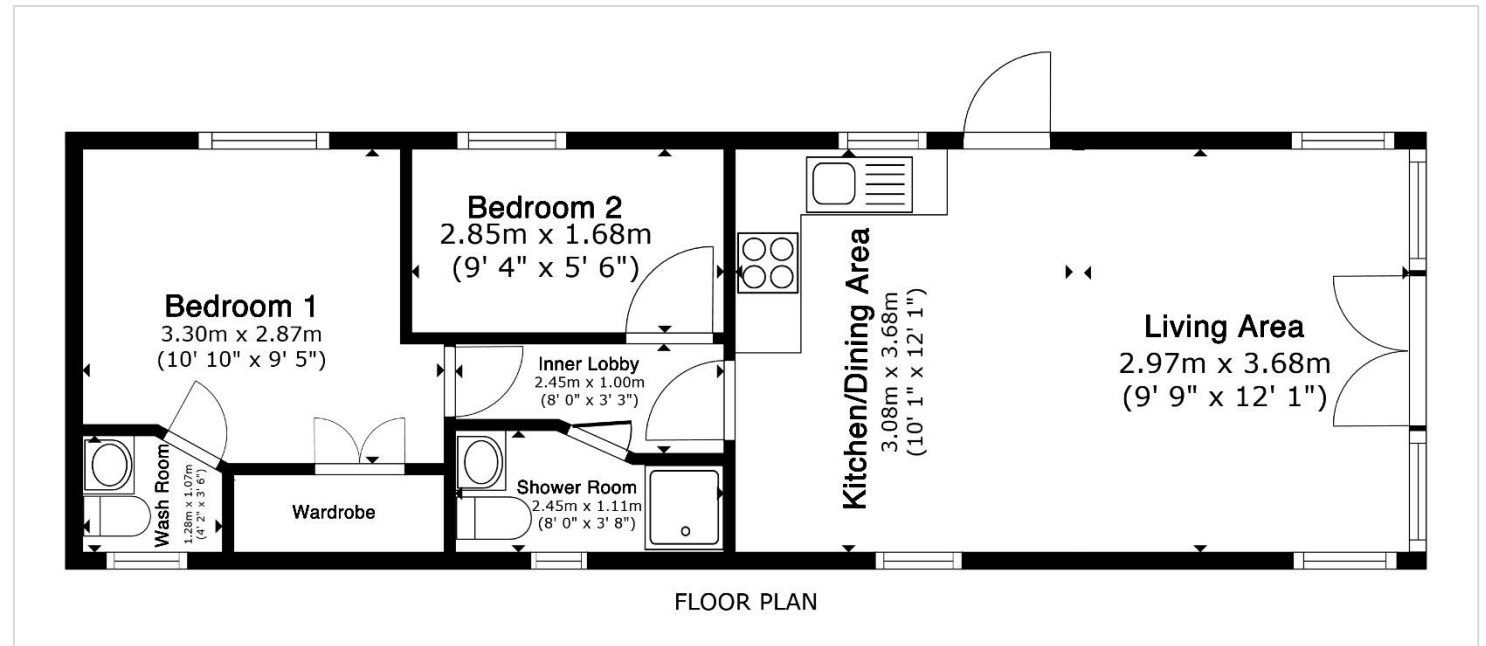
This space is a buffer between the living and sleeping areas which has space for coats and has a ceiling light and wood effect doors to both bedrooms and the shower room.

### Shower room

Fitted with a white suite comprising a cubicle with a built-in thermostatic shower, glazed shower door, white low level w.c. and a porcelain wash basin set on top of a vanity cabinet with mirror above, shaver point and a medicine cabinet. The obscure window is upvc double glazed and there is a wood effect vinyl floor.

### Bedroom 2

A twin room with a upvc double glazed side window, a fitted single wardrobe with hanging rail and shelf, two wall mounted cabinets with shelving in between and a central bedside cabinet. There is a ceiling light and a single panel radiator.



### Bedroom 1

This is a double room with a upvc double glazed window, a vanity shelf, drawer and mirror, two fitted bedside cabinets and a large double closet with hanging rail, shelving, the consumer unit and space for a Hoover and other items. There is a single panel radiator, two ceiling lights, USB charging points and three double power points. A wood effect door leads into the ensuite wash room.

### Ensuite wash room

Fitted with a porcelain wash bowl set on a vanity unit with adjacent shaver point and mirror above. There is a low level w.c., a single panel radiator, a wall mounted medicine cabinet, fitted ceiling light, upvc double glazed window and a wood effect vinyl floor. The built in closet conceals the Morco Propane gas central heating boiler.

### Exterior

The double doors from the sitting area lead out to a large wooden deck with a wooden balustrade and screen that shelters the large hot tub and the space for a table and chairs. The deck overlooks an attractive amenity green. At the opposite end of the mobile home is a gravelled area for a shed which is screened from the drive by a mature hedge.

### Parking

No.64 has a gravelled parking space.



#### VIEWING BY APPOINTMENT ONLY

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