



Town • Country • Coast



## Cedar Lodge

Heathfield, Tavistock

Guide Price £125,000



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This is a great opportunity to purchase a rural wooden holiday lodge that is situated on a small and select development. The property has a sense of character throughout with exposed beams creating a homely feel and can be utilised 12 months a year (see agent's note one), so has fantastic income / investment potential. The lodge boasts beautiful views stretching all the way to Plymouth Sound. There is parking for two cars and a shared visitor space.

You enter the property via the hallway with a storage cupboard housing the boiler. This opens into the bright and spacious open plan living/dining/kitchen area with a newly installed woodburner. There are two double doors opening out onto a large deck area where you can sit and enjoy a spot of al-fresco dining whilst taking in the outlook. The open plan area has generous proportions where there is space for a family dining table and lounge suite. The kitchen area has a range of storage units and worktop space.

The three bedrooms are to the rear of the property and are all double rooms with the master boasting an en-suite shower room and walk in dressing area. The family bathroom consists of a large shower, WC & basin.

Outside there is a decked area, ideal for entertaining, and gravelled parking to the side of the property for two cars. The rest of the property is surrounded by grass, and it overlooks a field creating a rural, secluded feel.





## Entrance Hall

## Open Plan Living Area

19'04 x 18'02 (max) (5.89m x 5.54m (max))

## Bedroom 1

9'06 x 9'04 (2.90m x 2.84m)

## En-Suite

## Bedroom 2

9'04 x 8'02 (11' into doorway) (2.84m x 2.49m (3.35m into doorway))

## Bedroom 3

10'11 x 6'04 (3.33m x 1.93m)

## Bathroom

6'05 x 5'06 (1.96m x 1.68m)

## Tenure

Leasehold. Expires 2111. Annual ground rent £1,126.35, service/maintenance charge £1,351.35. Water charge is £371.67 annually.

10% of the sale price is paid by the sellers to the site owner.

## Services

Metered mains Electricity, LPG Gas, Private Water and Drainage (with annual water rates to pay)

## Council Tax Band

Exempt

## EPC

Exempt

## Agents Note 1

The property cannot be utilised by the same person for more than 6 months cumulatively or all in one stay.

## Agents Note 2

The property is being sold fully furnished.

## Agents note 3

This property must be bought as a second purchase. You must have a property in principal.

## Directions

Proceed from Bedford Square, between the two banks and onto Drake road leaving Tavistock for a couple of miles. Follow the signposting for Chillaton and Brentor, driving for approximately a mile. Then take the left turning signposted Chillaton and Lifton. Continue along this road for a short distance until you reach a crossroads where you will turn right. Follow this road for approx. 100 yards where the entrance to the site is found on your right hand side. The property is then found in front of you.

## Situation

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches. For golf enthusiasts, there are excellent golf courses nearby, at Yelverton and Tavistock and St. Mellion. There are also opportunities to fish by arrangement on a number of local rivers, including the Walkham, Tavy and Tamar.

## Floor Plan



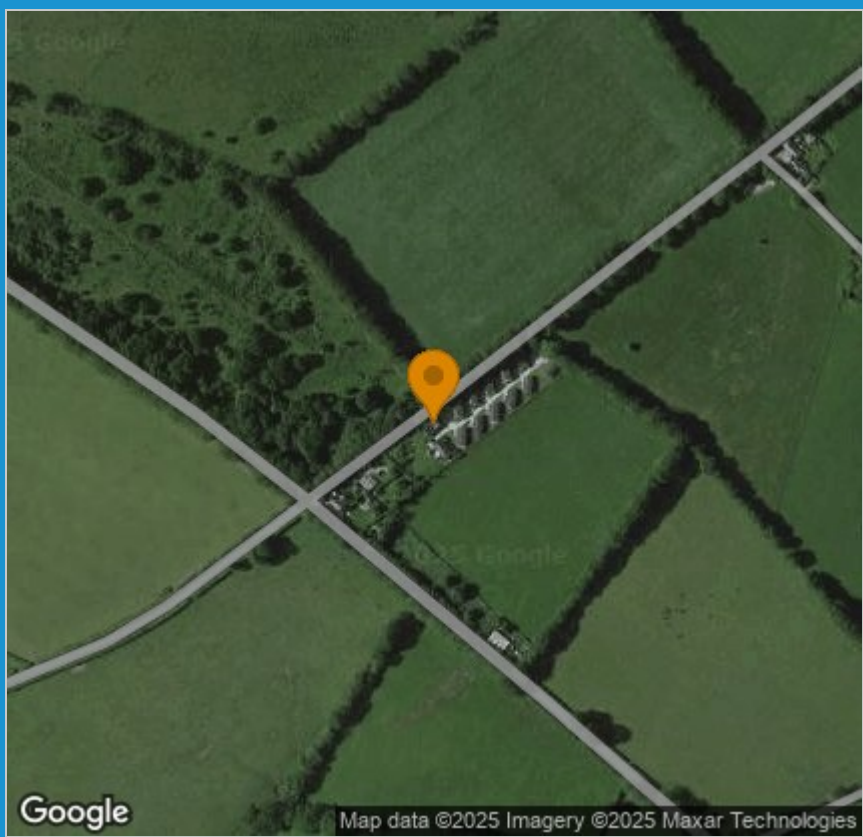
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph