



# RE/MAX

## PROPERTY HUB



### **3 Devon Hills Totnes Road, Paignton, TQ4 7PT**

### **Asking price £75,995**

A stunning holiday home situated on the popular Devon Hills Holiday Park.

This two bedroom home is ready to go straight away. The property benefits from allocated parking as well as a decked area perfect for al fresco dining & enjoying the sun. Internally there is an open plan living space as well as two bedrooms, both with en suites, a sunken hot tub (included) and a modern fitted kitchen.

The property is located at the fantastic Devon Hills Holiday Village, nestled in the beautiful countryside of Blagdon. The park has a lot to offer with a variety of amenities to make staying here a relaxing break. With a choice of facilities including a heated indoor swimming pool, fully equipped fitness gym, variety of children's play areas, beautiful rural walks and a quaint countryside pub, you couldn't ask for more!

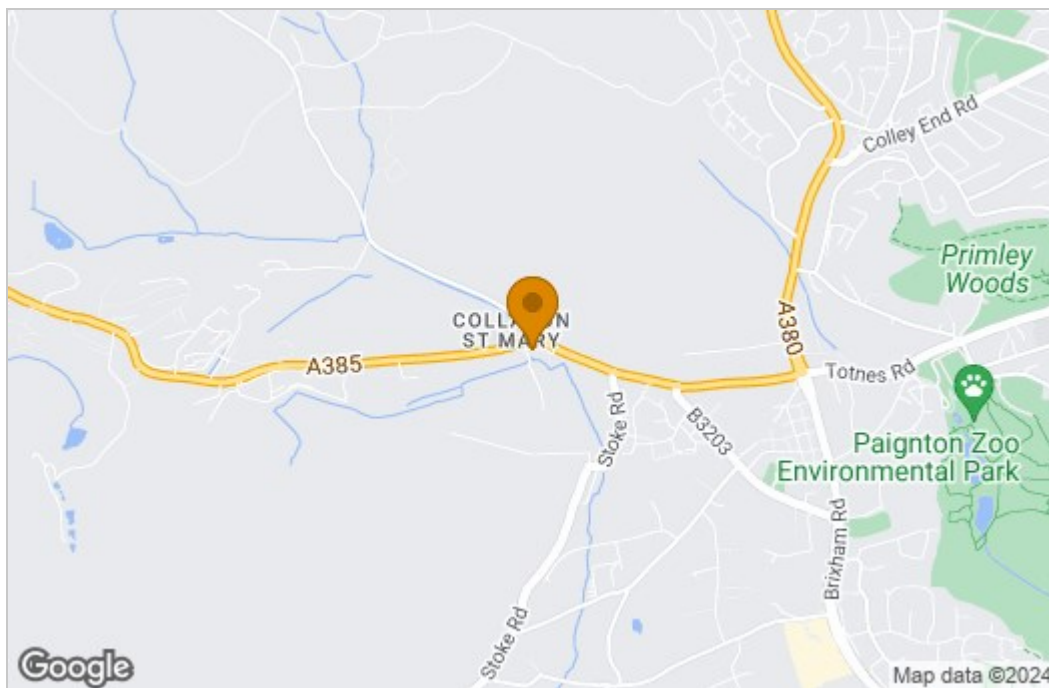
**DEVON HILLS HOLIDAY VILLAGE SITE INFORMATION** Devon Hills Holiday Village is open 12 months per year and the homes are to be used as holiday homes. The site fees at Devon Hills for 2023 are £6,800. This Units Lease Expires in 2043. An amazing range of holiday accommodation, superb leisure facilities and the delights of the English Riviera on your doorstep... welcome to Haulfryn Devon Hills." There's a choice of luxury holiday homes II set in landscaped surroundings and a few miles from the town centre of Paignton and it's glorious beaches, yet still far enough to relax and enjoy the peace and tranquility that Devon Hills offers. A short walk from your holiday home will take you to The Blagdon Inn, a 15th-century bar and restaurant where you can relax under the ancient beams and enjoy excellent beers, interesting wines and a full and varied menu.

**LEISURE FACILITIES** If you're feeling energetic you will find our fully equipped fitness centre or all weather tennis court perfect for a workout! If weight loss without the workout sounds more your style, enjoy a leisurely swim in the indoor heated pool with the choice of sauna and steam rooms for deep relaxation. The fully air-conditioned fitness suite offers over 20 pieces of equipment to choose from; in addition to our equipment there is also a brand new extension including; Mats, Gym Balls, Stretch/Cool Down area, Free Weights room including Olympic Half Rack Incline Bench, Dips, Chins Full range of dumbbells up to 40kg Sauna & Steam Room Relax and unwind during your well earned chill out time, rejuvenate yourself in our sauna & steam room open daily. Health and Beauty treatments available. We have a superb 18 metre heated indoor pool, kept at a constant heat. You are entitled to a pass for the fitness suite and swimming pool when you buy a holiday home. Further passes available from reception for visitors. Take in the fresh air and scenery whilst indulging in a competitive yet fun sport on our outdoor tennis court.

**AGENTS NOTE:** All prospective buyers are required to produce proof of their main residential address (Council Tax or Utility Bill) on an annual basis, for the site to keep on record. Before purchasing this property please refer to Haulfryn to check the length of lease, current service charges and specific sales terms and conditions.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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