



Bovisand Lane, Plymouth
£260,000



48 Bovisand Park Down Thomas, Plymouth, Devon, PL9

Have a slice of the Devon coast in your life and wake up to these beautiful sea views.

On offer is a unique opportunity to own a fully furnished holiday chalet right on the sea front, which also makes for a fantastic holiday let.

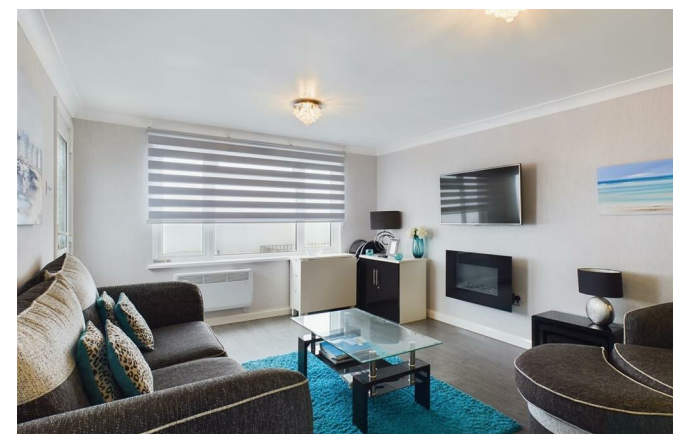
Internally the chalet has been modernised and presents to a high-standard. The property comes fully furnished and is ready to use and let. Stunning panoramic views can be enjoyed from the open plan living space, master bedroom, and large sun terrace.

As well as being used as a holiday home, the chalet is a successful Holiday let through holidaycottages.co.uk. The chalet can be lived in it up to 10 months of the year, and can be let out from 1st March until the 7th January. You can visit the chalet in the day but cannot stay overnight between the 7th Jan until 1st March.

Externally to the front of the chalet is a large open sun terrace with uninterrupted views across bovisand. There is an allocated parking space which comes included, with ample of paid parking for additional guests.

For further information on the potential annual rental income, please contact the agent. Annual service charge is £1000 per annum, lease has 75 years remaining.

A viewing is highly recommended.





- End terrace Chalet
- Large terrace
- Stunning sea views
- Fantastic holiday let investment
- Allocated parking
- Fully furnished
- Presented to an excellent standard
- No chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Miscellaneous items

EPC:
Council Tax: A
Utilities: All main services
Authority:
Tenure: Leasehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Bathroom
5'7" x 5'4"
1.71 x 1.63 m

Approximate total area⁽¹⁾
433.04 ft²
40.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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