



Connells

Belvedere Heights Finlake Resort & Spa
Chudleigh Newton Abbot



Property Description

Connells have great pleasure introducing this 42ft x 20ft Pathfinder Keepers Lodge. This beautiful Lodge has 2 Bedrooms, 2 Bathrooms together with a large open plan Living Area. It is currently listed under the Finlake Sublet Scheme which is run by Hoseasons who have designated it as a 'Superior Luxury Lodge'

The Lodge has been superbly maintained and is extremely well presented throughout. It has a very warm and welcoming feel for both the owner and guests. The interior doors are all solid Oak. There are two marked parking spaces. An outside PIR light comes on automatically. The entire Lodge exterior has just been re-stained.

As you enter the Lodge you are greeted by a bright and open hallway. There is a storage cupboard and hanging space on one side and on the other a washer/dryer cupboard, again with storage and a wall mounted CH boiler. The CH boiler has just been replaced and has a full parts & labour warranty until March 2034. There is also a writing desk with desk lamp. The Oak floor here continues into the Hallway and Kitchen. Low energy lighting has been used throughout.

A separate hallway with wall lights leads to the bedrooms and bathrooms. The large open plan living area benefits from plenty of light and the superb views across the resort quickly become apparent from the elevated position. There is a lovely fire surround feature incorporating a gas effect log burner. The Lodge is heated throughout by gas fired central heating via radiators.

About Finlake Resort

Finlake is a "Multi Award Winning" resort set within 130 acres of woodland in rolling Devon countryside. The on-site facilities are excellent including a recent £6 million Swimming & Gym facility. There is also an outdoor pool together with a Sauna & Spa.

There are 3 restaurants/cafes on site plus a superbly laid out and well-stocked shop. There are tennis courts, a children's play area plus numerous other facilities including walking trails, biking trails, and horse riding.

Kitchen

Double glazed opening window with blind. Wall & base units, stainless steel sink & drainer. Induction hob with extractor/light over. Electric oven, integrated dishwasher, wine cooler. Built in fridge/freezer, plinth heater. Numerous downlighters. The kitchen contains everything required to be part of the Sublet scheme should you wish to do so.

Living / Dining Room

The main feature here is the brand-new faux leather 3-4 seater sofa and single armchair, both with electric recline. Also, a quality 3-seater pull out sofa bed.

Feature fireplace with gas log effect burner, large 6-seater Oak dining table, Oak coffee table, 50" TV above an Oak bookcase unit, two separate ceiling lights, two floor standing lamps.

4 feature windows with Roman blinds, double patio doors with new full width curtains lead to the decking, smaller Oak coffee table, bar feature with 4 adjustable bar stools.

Bedroom One

Double bed with headboard and Oak bedside drawers with lamps. Double glazed window with curtains and net curtain, Oak dressing table, stool and mirror, chest of drawers with adjacent hanging space and storage, table lamp, wall mounted TV with remote and dimmer switch for central light cluster. This bed has a brand new mattress.

Ensuite

This features a large walk-in shower, double glazed window with blind, vanity unit with ceramic basin & mixer tap, wall mirror, WC with soft close seat and shelf above, wall mounted radiator with towel rails above, extractor fan and downlighters.

Bedroom Two

Twin beds with side drawer units, bedside lights and reading lights, two wardrobes with mirrors, adjustable Roman blind with net curtain, downlighters and a wall mounted radiator. These twin beds have brand new mattresses.

Family Bathroom

Two vertical windows with blinds, superb free standing designer bath with full shower attachment, separate shower cubicle, WC with soft close seat and shelf above, vanity unit with ceramic basin with mixer tap, wall mirror, extractor fan, downlighters, radiator with towel rail above and a second shelf above WC.

The Decking & Exterior

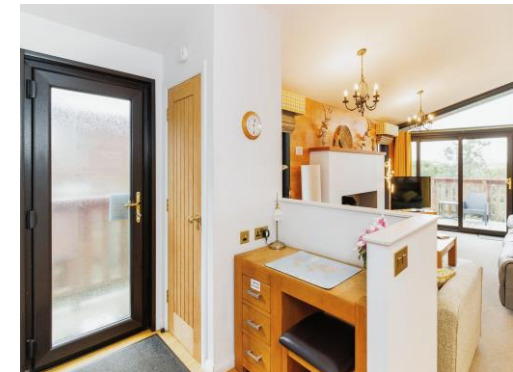
The Lodge is situated on the highest part of the resort and consequently the all embracing rear decking has lovely far-reaching views across the site towards the nearby Moors. A table and 6 chairs are provided for outside dining plus a swing hammock with marble top drinks table. Decking lights.

There is also side access to the front of the Lodge.

Agent Notes

The current Rental License runs until 2035 and this can then be renewed. N.B. This license is only applicable if you choose to be part of the Sublet scheme.

The Lodge is fully equipped to be part of the Sublet scheme should you wish to do so. There is a secure and easy to use On Line booking system for owners, this shows guest bookings as they happen and the net payment for each rental period. Owners can also book their own visits. The rental period runs from Jan 1 to Dec 31.









To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/NAB311691

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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