



Connells

Cherry Tree Rise Finlake Resort & Spa
Chudleigh Newton Abbot

Cherry Tree Rise Finlake Resort & Spa Chudleigh Newton Abbot TQ13 0EJ

for sale guide price
£55,000



Property Description

Welcome to your dream retreat! This Chantry Lodge, nestled on a peaceful south-facing plot, is the epitome of luxury and comfort. It's a 2021 model that comes with extra perks – spacious decking and a Hot Tub for those relaxing moments.

As you step inside, the lounge welcomes you with contemporary blue and cream furnishings, a grand sofa with an extra pull-out bed, and large patio doors that let in the sunshine. The entertainment unit features a glass-fronted fire and large TV for those cozy movie nights.

The kitchen is a true show-stopper. With its luxurious indigo doors, elegant gold handles, glass splashback, marble-effect worktops, and a stylish grey resin sink, it's a chef's paradise. The dining area is equally charming with three pendant lights and plush high-back chairs.

The large master bedroom spoils you with a spacious en-suite shower room featuring a beautiful geometric tiled floor. The family bathroom is equally inviting, ensuring a home-away-from-home feel.

If you're in search of space, luxury, and a show-home-inspired interior, your dream model is right here. Come and experience it for yourself.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property

Allocated parking space with steps leading up to the decking area where you will find the entrance into the lodge.

Entrance Hallway

Doors leading to all principle rooms and a storage cupboard.

Kitchen/Living/Dining Area

12' 6" max x 19' 2" max (3.81m max x 5.84m max)

Living Area comprises of a corner sofa with a pull out bed, wall mounted TV with units either side, electric fire beneath and patio doors leading to the decking area.

Kitchen area comprises of wall and base units, one and a half bowl composite sink, five ring burner with extractor over, kettle, toaster, integrated washing machine, dishwasher and microwave and a four seater dining table.

Bedroom One

12' 6" max x 9' 2" max (3.81m max x 2.79m max)

Double glazed window, fitted bedside table with wall mounted lamps, fitted wardrobes, dressing table, wall mounted radiator and door to..

Ensuite

Obscure double glazed window, shower cubicle, WC, vanity wash hand basin and a wall mounted heated towel rail.

Bedroom Two

8' 6" max x 7' 1" max (2.59m max x 2.16m max)

Double glazed window, twin bed with bedside table in-between, fitted wardrobe and a wall mounted radiator.

Shower Room

Obscure double glazed window, shower cubicle, WC, vanity wash hand basin.

External

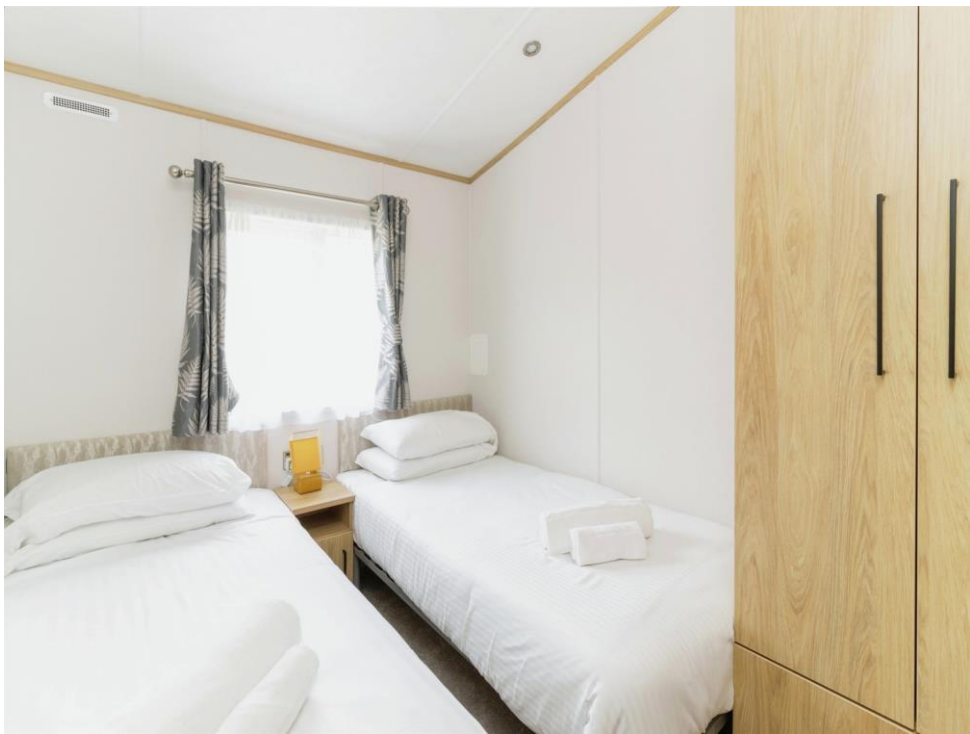
Large decking around surrounding the lodge, hot tub and patio furniture.

About Finlake Resort

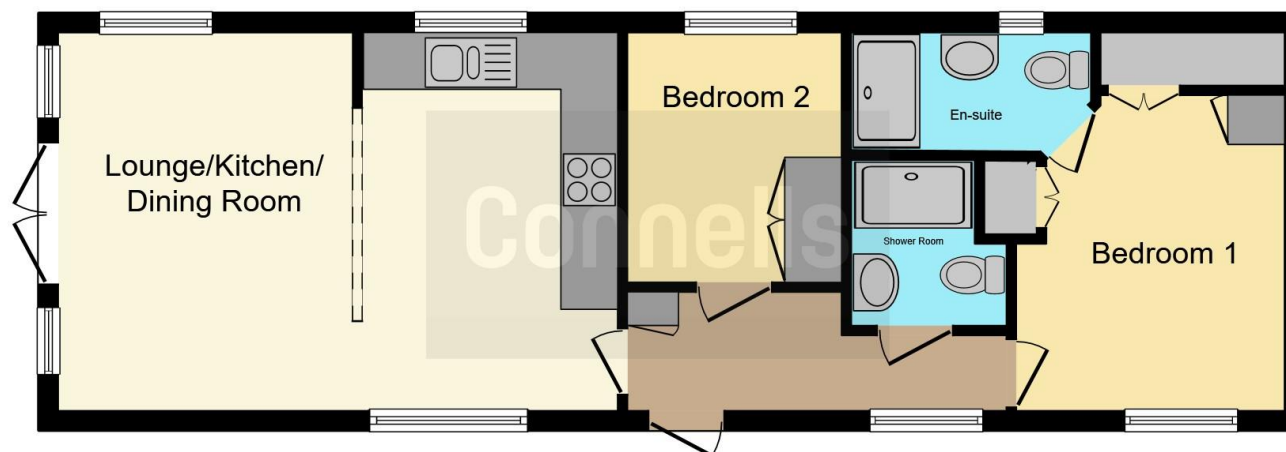
Finlake is a "Multi Award Winning" resort set within 130 acres of woodland in rolling Devon countryside. The on-site facilities are excellent including a recent £6 million Swimming & Gym facility. There is also an outdoor pool together with a Sauna & Spa.

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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating:
 Exempt

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 7860.00

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB312263

This is a Leasehold property with details as follows; Term of Lease 15 years from 10 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB312263 - 0006