



Hornbeam Country Park Louis Way, Dunkeswell Honiton EX14 4XW



welcome to

Hornbeam Country Park Louis Way, Dunkeswell Honiton

A beautifully presented fully furnished lodge occupying a pleasant position within Hornbeam Country Park, comprising two bedrooms- master with En-Suite, Open plan Lounge/Dining Room with French doors opening onto the balcony, a well appointed modern Kitchen and Bathroom and private off road parking.

Hall

A part opaque uPVC double glazed front door provides access into the Hall. With a storage cupboard, radiator and a fitted carpet. Through to open plan Lounge/Dining Room.

Open Plan Lounge / Diner

19' 1" Max x 15' 7" (5.82m Max x 4.75m)

A well proportioned light and airy room with uPVC double glazed windows to the front and side aspects. With a set of uPVC double glazed French doors providing access onto a timber decked seating area. Feature fireplace housing a remote controlled electric fire. Three radiators, television and telephone points. Fitted carpet and vinyl flooring. Through to Kitchen.

Kitchen

9' 6" x 7' 9" (2.90m x 2.36m)

A modern fitted Kitchen comprising a range of wall and base units including a wall mounted glass display cabinet. Range of complementary work surfaces with an inset single drainer stainless steel sink unit, inset electric hob with cooker hood above and a built in electric oven beneath. Integrated under counter fridge and freezer with integrated washing machine, spotlamps to ceiling and a uPVC double glazed window to the side aspect. Further storage cupboard. Tiling to the splash back areas and vinyl flooring.

Inner Hallway

With coving to ceiling and a fitted carpet.

Bedroom One

10' 8" x 9' 4" (3.25m x 2.84m)

A well proportioned double bedroom with a uPVC double glazed window to the side aspect. Radiator and fitted carpet. Door to walk in wardrobe with

electric light, radiator and a fitted carpet. Door to En-Suite Shower Room.

En- Suite Shower Room

A white suite comprising a wall mounted shower housed in a glazed shower cubicle, pedestal wash hand basin with a wall mounted striplight incorporating shaver socket over. Low level W.C, inset extractor fan to ceiling, opaque uPVC double glazed window, tiling to the splashback areas and a fitted carpet.

Bedroom Two

9' 10" Max x 9' 3" (3.00m Max x 2.82m)

A double bedroom with a uPVC double glazed window to the side aspect. Built in wardrobe, radiator and a fitted carpet.

Bathroom

A white suite comprising a paneled bath in a tiled surround, pedestal wash hand basin with a tiled splashback and a wall mounted striplight over incorporating a shaver socket. Low level W.C, opaque uPVC double glazed window, inset extractor fan to ceiling, radiator and a fitted carpet.

Outside

A timber gate provides access to a timber decked seating area which is enclosed by timber balustrade and provides access to the front door with a wall mounted electric light. Set in well-tended lawned communal grounds.

Parking

A driveway adjacent the Park Home provides an area of private off road parking.

Charges

Annual Gound Rent -£5082.80 (including Service



Charge)
Annual Buildings Insurance - £235 (approx)

Park Information

Situated in the Blackdown Hills, an area of outstanding natural beauty (AONB), Hornbeam Country Park offers residents an ideal retreat. Open all year round with a 12 month holiday licence, the Park benefits from delightful woodland walks to a lake and picnic area within the Park site, as well as being nearby to amenities such as a village shop with post office, Doctor's Surgery, hairdressers, restaurant and take-aways, and a social club. As well as the fantastic local amenities, a bus service operates to Taunton, Honiton and Seaton.



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welcome to

Hornbeam Country Park Louis Way, Dunkeswell Honiton

- A Detached Fully Furnished Lodge
- Open Plan Kitchen/Living Space
- Two Bedrooms - Master with En-Suite Shower Room
- Electric Heating and Double Glazing
- Private Off Road Parking & Communal Gardens

Tenure: EPC Rating: Exempt

£55,000

directions to this property:

Upon entering Dunkeswell, turn right onto Highfield Road then turn right onto Louis Way. Once in the park itself, turn right and follow the road. After a short distance, the Lodge can be found after a short distance on your right hand side.

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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.



Property Ref:
AXM103624 - 0013

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