



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

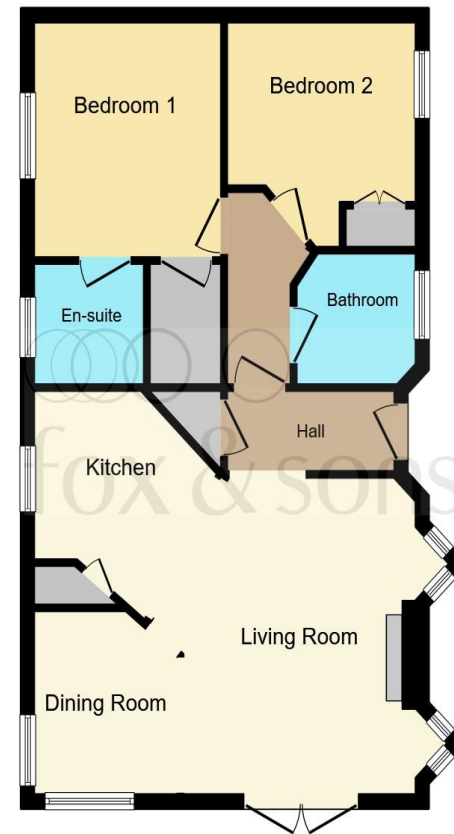
Tenure: EPC Rating: Exempt

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.

£40,000

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.



Total floor area 61.2 sq.m. (659 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM103624 - 0015

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