



An excellent opportunity to own this immaculate 2019 Burleigh holiday lodge situated at the prestigious Hawkchurch Resort and Spa.

£117,000

113 Hawkchurch Resort & Spa, Hawkchurch, EX13 5UL

FORTNAM  
SMITH & BANWELL

- \*SUPERB 2019 LODGE**
- \*BEAUTIFULLY FINISHED**
- \*TWO BEDROOMS (1 ENSUITE)**
- \*SUN TERRACE**
- \*BLOCK PAVED PARKING**
- \*HOLIDAY USE ONLY**

Located in a quiet spot towards the rear of the owners area of the resort is this stylish 40 x 20 Burleigh holiday lodge.

Hawkchurch Resort and spa is situated on the picturesque Devon and Dorset border and is ideally located to explore many of the attractive sites the area has to offer including the stunning Jurassic Coastline, the seaside town of Lyme Regis and nearby market town of Axminster.

Further details of the resorts facilities including the onsite spa, gym and bistro restaurant can be found at [www.darwinescapes.co.uk](http://www.darwinescapes.co.uk).

This immaculately presented holiday home has been upgraded by the present owner and comprises:

A large sunny decked terrace with countryside views with a side return and gate accessed via the adjacent private block paved driveway providing parking for two cars.

The light and airy open plan living space has floor to ceiling windows and doors opening to the terrace.

The kitchen is fully fitted with a range of integrated appliances and additional features such as a hot water heating tap and solid granite worktops. A useful store cupboard houses the boiler which provides central heating.

From the inner hallway there is a family bathroom with a modern suite, a second twin bedroom and the principal bedroom with a king size bed, built in wardrobe and a luxury en suite shower room.

### Agents Note

Site licence expires July 2050

Site fees currently £6,742 pa, reviewed annually.

Holiday use only.

Site closed 10<sup>th</sup> January to 10<sup>th</sup> February each year.

Pets permitted.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.