



Luscombe Maye
Since 1873

Acorn, 4 Moor View Park, California Cross

Guide Price £180,000

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DESCRIPTION

Acorn Lodge enjoys plenty of natural sunlight, with two bedrooms and en-suite shower room to the master bedroom together with a separate bathroom. Fully furnished with utilities in the kitchen to include microwave, electric oven and gas hob, full size dishwasher, washing machine and fridge freezer. The internal living space has been designed for entertaining or just watching the view from large double French windows, which lead straight out onto the decking area. Moorview Park is open 12 months of the year. Although this is a second home and cannot be used as a main residence it can be occupied throughout the year. The Lodge comes fully furnished and equipped for use as a holiday retreat or to holiday let. Wood and glass decking encompasses the outside living space which enjoys wonderful rural views and is the perfect spot to enjoy the glorious sun sets and offers protection and comfort on warm summer evenings for alfresco dining. There is parking space directly adjoining the lodge.

SERVICES

Mains water and electricity. LPG gas fired central heating. Private drainage.

PROPERTY INFORMATION

Bought new September 2013 on a 125 year licence. There is a 28 year roof warranty remaining and 113 year licence remaining. The annual maintenance fee is £4,732 for 2025 (payable monthly) and includes maintenance of the grounds, sewerage, drainage and street lighting. Gas, water and electricity are metered separately. The lodge cannot be used as a permanent home and any prospective purchaser will be required to provide evidence of their current permanent address by way of the most recent council tax bill and a utility bill dated within the last 3 months.

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

Viewing: Strictly by appointment with Luscombe Maye, Modbury 01548 830831



Acorn, 4 Moor View Park, California Cross, Modbury, Devon, PL21 0SG

Approximate Gross Internal Floor Area = 68.4 sq m / 736 sq ft

Terrace Area = 25.6 sq m / 276 sq ft

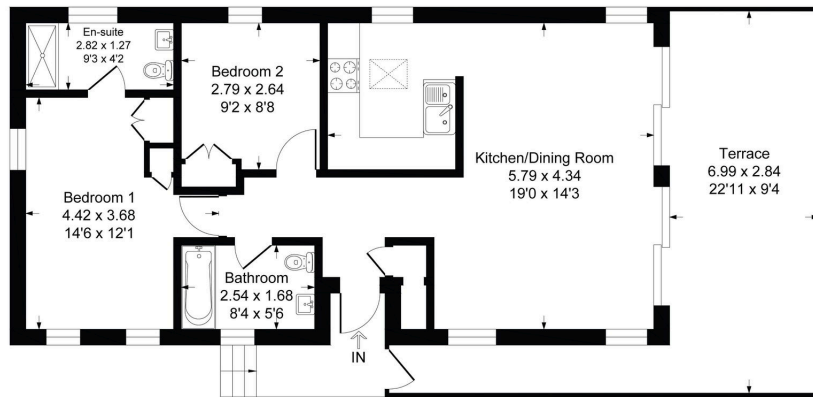


Illustration for identification purposes only, measurements are approximate, not to scale.

- Lovely Views to Dartmoor
- Quiet location
- 125 Year Licence with 113 Years Remaining
- Open Plan Living Accommodation
- Two Double Bedrooms (One En-Suite)
- Ideal Holiday Retreat
- Parking for 2 cars
- Wood & Glass Decking
- Close to Sandy Beaches
- Excellent Coastal Walks



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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