



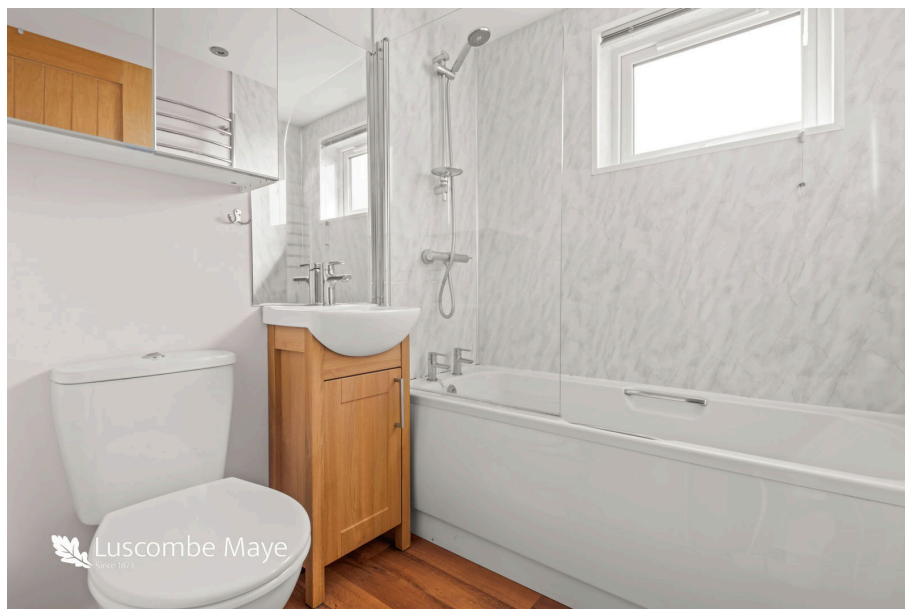
Luscombe Maye

Since 1873

Briar Hill, Court Road, Newton Ferrers

Guide Price £189,000

3 2 1



A large decked wrap-around balcony forms a welcoming first impression to this superbly equipped and presented lodge. On the south end, a sizeable living/dining space has glazed French doors leading out to the terrace with high ceilings. Sitting off this space is a well equipped kitchen. The three bedrooms, which lie off an inner grand hallway with access to roof storage, include a master bedroom with en-suite bathroom room. There is also a family shower room. Outside there is easy-access parking adjoining the lodge. 10 year Goldshield warranty; for the exterior, insurance valid until 2028. Extra large decking area: 28ft x 10ft 4in and extra steps to the rear elevation (the standard is 24ft long). Large Asgard storage unit.

OUTSIDE Terraced areas leading the full width of the property at the front, allowing ample space for alfresco dining. Parking area for 1 vehicle. External lighting.

GROUND RENT The ongoing yearly Ground Rent is currently £3,786 + VAT = £4,543. Electricity and gas are metered.

RULES & REGULATIONS A copy of this document will be made available to all seriously interested parties.

OCCUPANCY All Lodges at Briar Hill are restricted to holiday use only and cannot be used as full time homes. Evidence of permanent residency elsewhere will be required before a sale is underway. The Park is open all year round.

HOLIDAY LETTING Holiday Letting is permitted and the site owner provides a Management Option for assisting with this venture.

TENURE Pathfinder View Lodge: Manufactured 2018 and put on site October 2018. is offered on a 44 remaining with a renewable lease, in accordance with the Code of Practice for Selling and Siting Holiday Lodges issued by the British Holiday & Home Parks Association.

SERVICES Connected to The Park electricity, LPG gas. Water and drainage are included in ground rent. Broadband and Wi-Fi is available on the site.

LOCAL AUTHORITY South Hams District Council. Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel. 01803 861234.

COUNCIL TAX Included in Ground Rent.

PARKING Allocated parking space



22 Briar Hill lodge, Newton Ferrers, PL8 1AR

Approximate Gross Internal Floor Area = 69.0 sq m / 743 sq ft

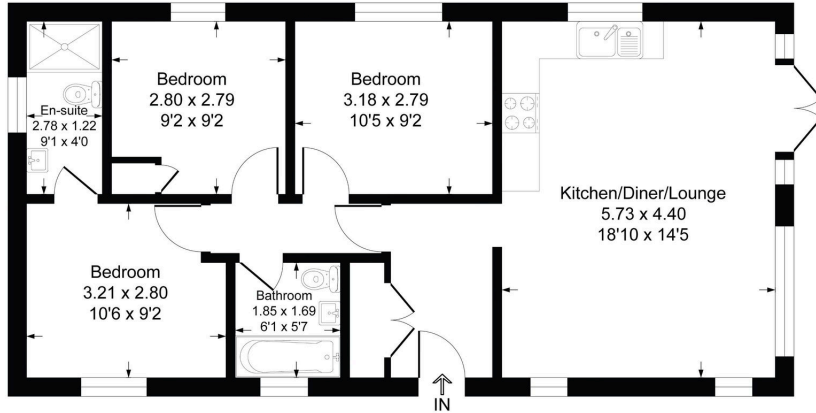


Illustration for identification purposes only, measurements are approximate, not to scale.

- Open Plan Living Room
- Family Bathroom
- En-Suite Shower Room
- Long Lease of 44 years Remaining
- South Facing
- Fully Fitted and Well Appointed Kitchen
- Three Double Bedrooms
- Parking
- Extra Large Terrace Remaining
- Ideal Holiday Let



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.