



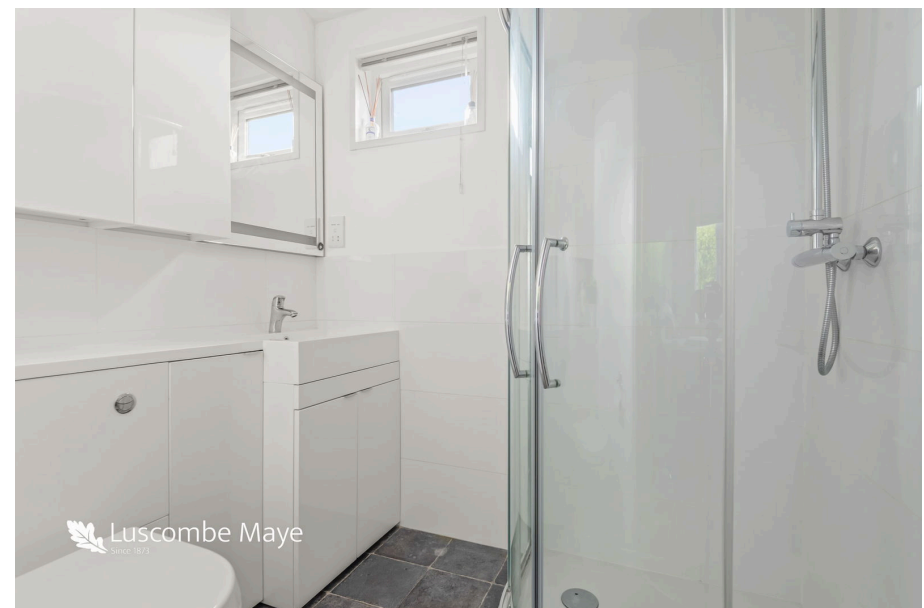
Luscombe Maye  
Since 1873



# Briar Hill, NEWTON FERRERS, South Devon

£158,000

3 2 1





**DESCRIPTION** The contemporary accommodation is approached via a few steps and offers three bedrooms: 1 king-size with en-suite shower room, 1 twin room and 1 single room. All are fitted with built in cupboards. Family Bathroom with shower over bath, vanity unit with sink and concealed cistern WC. The addition of a porch area provides ample storage for coats, shoes and tumble dryer. The open plan living space comprises of Lounge area, Dining area and spacious kitchen. Two sets of patio doors flood the area with light and give access to a large enclosed decked area with ample space for alfresco dining. The Kitchen is well-equipped with electric oven, gas hob, fridge/freezer, dishwasher, washing machine and microwave.

Outside, the part glazed terraced area, adorned with established potted shrubs, wraps around the front elevation of the property taking full advantage of the south-west orientation. There is a Gas Point for BBQ, external water tap and power supply, External twin storage bins with further storage facilities and parking for 1-2 cars.

**FURTHER INFORMATION** As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire.

This information can be provided to you. However, we recommend that you verify any information given during the conveyance process. Council Tax: Not Applicable Local Authority: South Hams District Council

Tenure: Leasehold. Lease length: 50 years from 1st December 2017. Ground Rent for 2024 £4,548. Service Charge for 2024 £720.00 (inc. VAT).

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 will be open all year round.

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

Rules and Regulations A copy of this is available to all seriously interested parties.

Non-standard construction - The Thorverton Lodge. Electric and water- individually metered, provided by the Park. Sewerage: Private. Heating: LPG gas (combi boiler in kitchen). Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/> Parking: allocated.





The Upper Lodge, 2 Briar Hill, Newton Ferrers, PL8 1AR

Approximate Gross Internal Floor Area = 72.2 sq m / 777 sq ft

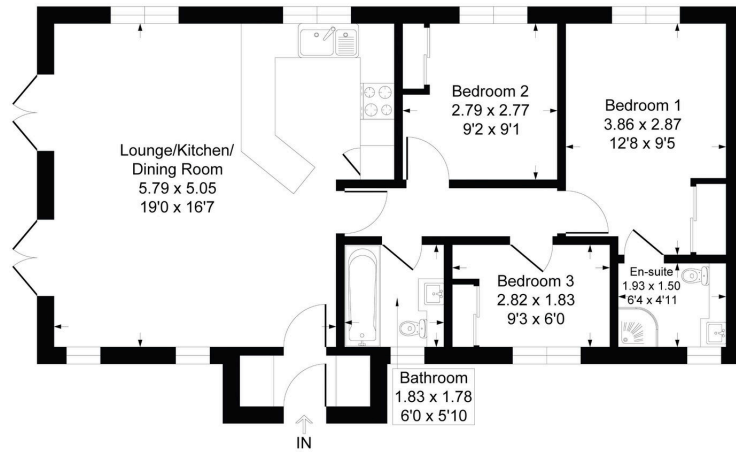


Illustration for identification purposes only, measurements are approximate, not to scale.

- FIRST YEARS SERVICE CHARGE INCLUDED
- Three Bedrooms
- Stunning Terrace and Storage
- Walking Distance To Shops
- Fully Serviced Site
- Living Room
- En-Suite and Family Bathroom
- Central Village Setting
- Family Run Park
- Ideal For Holiday Letting



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.

 **Luscombe Maye** Since 1873

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