



Luscombe Maye
Since 1873

Briar Hill, NEWTON FERRERS, South Devon

Guide Price £165,000

3 2 1



ACCOMMODATION The Sycamore lodge was built to full residential specifications and finished to a very high standard with many extras. Set in a very private location with commanding south facing village views towards the church and beyond. Three bedrooms, 2 bathrooms and an excellently fitted kitchen. The contemporary accommodation is approached via a few steps and offers three bedrooms, one king size with en-suite shower room and a dressing area and 2 twin rooms plus a family bathroom with shower over the bath. Open plan lounge/kitchen/diner with electric flame effect fire and wall mounted TV. the kitchen area is well equipped with electric oven and gas hob, integral fridge/freezer, dishwasher and washer/dryer, the dining area comfortably seats 6 people.

OUTSIDE A terraced area leading the full width of the property at the front allows ample space for alfresco dining. There is under terrace storage area, fitted double storage cupboards and allocated parking for one vehicle.

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

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 is permitted and the site owner provides a Management Option for assisting with this venture. A copy of the Rules and Regulations document will be made available to all seriously interested parties.

TENURE Sycamore Lodge is offered on a 35 year lease with an option to extend by separate negotiation.

SERVICES Connected to the Park electricity, LPG gas, water and drainage . Broadband is available on the site.

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



Sycamore Lodge, Briar Hill, Newton Ferrers, PL8 1AR

Approximate Gross Internal Floor Area = 70.4 sq m / 759 sq ft

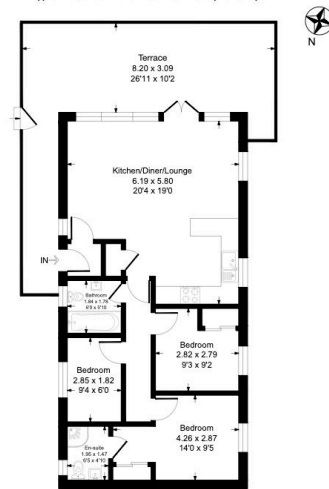


Illustration for identification purposes only, measurements are approximate, not to scale.

- Fully fitted, well appointed kitchen
- Three double bedrooms
- Outside terraced area
- South facing with views
- Open plan living room
- En-suite shower room
- Parking
- Ideal holiday let

