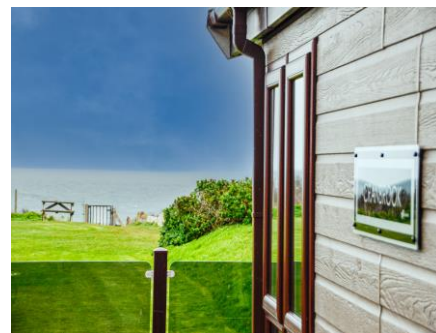


B81 Landscope Holiday Lodge, Gillard Road, Brixham, TQ5 9EP



Located in the best position on the site, this **TWO BEDROOM LUXURY HOLIDAY LODGE** has uninterrupted views across the grassy headland and out to sea. Landscope Holiday Park itself neighbours the Berry Head Nature Reserve and there is gated access onto the South West Coastal Path which means some stunning walks and views can be enjoyed straight from the door. The lodge was purchased in September 2020 and has only been used privately (not holiday let) therefore it is in superb condition throughout. Internally it provides an incredible open plan kitchen / dining / living room with fully fitted kitchen and integrated appliances as well as ample space for living room and dining room furniture. Sliding doors from the kitchen area allows access to the spacious wrap around deck providing the perfect location for alfresco dining. There is also a family bathroom, handy utility room as well as two good sized bedrooms. The master bedroom has an en-suite and walk in wardrobe. Internal viewing is highly recommended.

£179,950 Leasehold

OPEN PLAN KITCHEN / DINING / LIVING ROOM 23' 9" narrowing to 19'1 x 19' 5" (7.23m x 5.91m)

KITCHEN

Cream shaker style wall and base units with wood effect worktops and upstands. Inset stainless steel sink with drainer. Belling gas hob with glass splashback and cooker hood over. Belling double oven and grill. Integrated Hotpoint microwave. Integrated Indesit dish washer. Integrated fridge freezer. Built in pantry style cupboard. Central island with cupboards and breakfast bar. Window to side. Sliding patio doors to rear raised deck. Sea views.

LOUNGE / DINING AREA

Central electric fire place with ornate surround and chimney breast. Windows to front and side. Ample space for living room and dining furniture. Three radiators. Storage cupboard.

UTILITY / ENTRANCE 8' 1" x 5' 3" (2.46m x 1.60m)

Cream wall and base units with wood effect worktops. Inset stainless steel sink with drainer. Integrated washer drier. Radiator. Cupboard housing Vaillant combi boiler.

BATHROOM 6' 9" x 6' 9" (2.06m x 2.06m)

Bath with shower over and folding shower screen. Close coupled W.C. Wash basin in vanity unit with wall mounted mirror above. Storage cupboard. Window to side. Radiator.

BEDROOM 1 9' 7" x 8' 6" (2.92m x 2.59m)

Double bed. Built in dressing table with wall mounted mirror above. Window to side. TV point. Radiator. Door to En-suite. Door to walk in wardrobe.

EN-SUITE 5' 5" x 5' 0" (1.65m x 1.52m)

Shower cubicle with sliding doors. Close coupled W.C. Basin in vanity unit with wall mounted mirror above. Window to side. Radiator.

WALK IN WARDROBE 5' 10" x 3' 11" (1.78m x 1.19m)

Shelving and clothes rail.

BEDROOM 2 10' 4" x 9' 7" (3.15m x 2.92m)

Twin room with built in wardrobes and dressing table with wall mounted mirror above. Window to side. TV point. Radiator.

OUTSIDE

Wrap around composite decking with brilliant sea views. Ample space for outside furniture. Glass balustrades to front. Outside lights. Parking space. Metal storage shed. Outside tap.

LEASE INFORMATION

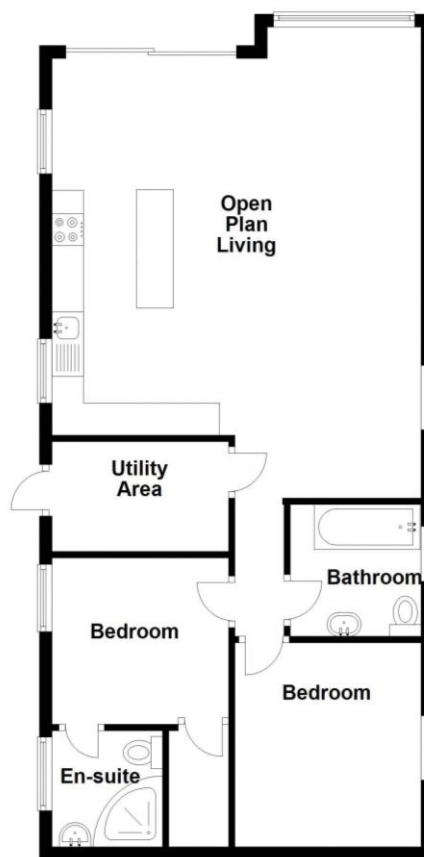
PITCH FEE - £6,251 for 2022 season (early payment discount included) to include landscaped grounds maintenance, grass cutting & edging, security, refuse collection, street lighting and high speed internet connection. The use of two swimming pools (outdoor and indoor) and the entertainment complex (amusements, children's play area and bar with live entertainment some weekends).

PLOT LEASE: 30 years from Sept 2020.

50 week occupancy

SERVICES - Piped gas and electricity metered individually.

RATES & WATER - included in the pitch fee



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B001480 Written by: Bill Bye