



39 Cedar Park Bovisand Lane

Down Thomas, Plymouth, PL9 0AE

£150,000



Superbly-positioned detached chalet situated at the bottom of the development with garden & stunning panoramic marine & coastline views over the breakwater towards Cornwall. The accommodation briefly comprises a lounge, kitchen/dining room, bedroom & shower room. uPVC double-glazing. The contents are available under separate negotiation.



CEDAR PARK, DOWN THOMAS, PL9 0AE

ACCOMMODATION

Front door opening into the lounge.

LOUNGE 14'2 x 7'11 (4.32m x 2.41m)

2 large windows taking advantage of the views. Doors providing access to the remaining accommodation.

KITCHEN/DINING ROOM 12'11 x 5'6 (3.94m x 1.68m)

The dining area provides space for a table and chairs. There is a window to the side elevation. An archway leads through to the kitchen area, which has base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Water-heater situated under the sink. Space for free-standing cooker. Window to the rear elevation.

BEDROOM 8'4 x 7'5 (2.54m x 2.26m)

Wall-mounted storage including a hanging rail. Window to the side elevation. Doorway opening into the shower room.

SHOWER ROOM 7'2 x 5'1 (2.18m x 1.55m)

Fitted with an enclosed tiled shower, basin with a cabinet beneath and wc. Chrome towel rail/radiator. Storage cupboard. Obscured windows to the rear and side elevations.

OUTSIDE

The chalet sits within a generous plot with a paved patio area running along both the side and rear elevations of the chalet. Beyond which there is a level area laid to lawn enclosed by fencing and shrub and flower beds. The garden provides incredible sea views. There is also a storage shed.

COUNCIL TAX

South Hams District Council
Council tax band A

AGENT'S NOTE

The whole plot is freehold.

There are 100 chalets and each owner has a 1% ownership of the site.

There is a maintenance fee of £300 per annum which is paid to the management board and this covers maintenance of the water system, water rates and the maintenance of the site.

If you let the chalet out there is a charge of £2,100 and the chalet can be let for a maximum of 30 weeks.

You can change aspects of the chalet as long as it's not too drastic - there are people doing building work all the time.

There is a communal septic tank situated in the car park and this is included in the £300 annual management fees.

There is a surplus in that fund that the management are hoping to use to buy the field behind.

The site is closed January and February so although you can visit during the day you cannot stay overnight.

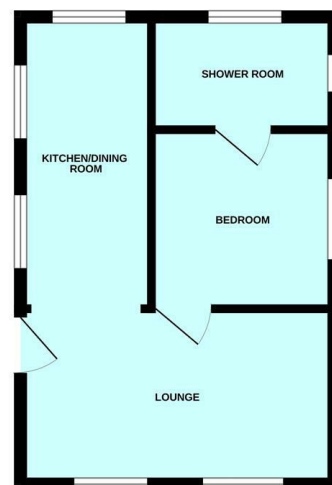
As an owner you would have use of the car park and the property can be used as a holiday let.

Area Map



Floor Plans

GROUND FLOOR



Made with Mapogen CO2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.