



Stoneleigh, Weston

Guide Price £80,000

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A superb opportunity to purchase a low maintenance holiday home situated along a beautiful stretch of the Jurassic Coastline. Stoneleigh Holiday Village is located between the incredibly popular seaside towns of Sidmouth and Lyme Regis. The development is within a few minute's walk of the renowned Donkey sanctuary and the East Devon Coastal path.

The property itself enjoys well proportioned accommodation comprising; an open plan living/dining room and well equipped kitchen. There are two comfortably sized double bedrooms, along with a recently refurbished bathroom which is fitted with a stylish and modern white suite. The property has the benefit of uPVC double glazing throughout and efficient electric heaters. There is parking situated close to the property and a wealth of additional visitor parking in the communal car park.

The property would continue to serve as an excellent holiday home or investment property. Internal inspection recommended.

VIEWING By prior appointment with Redferns 01395 512544

SERVICES We understand mains service are connected, except gas

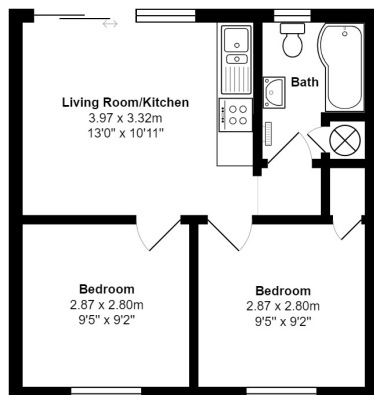
OUTGOINGS Council Tax Band A

TENURE 99 year lease (77 years remaining). Ground rent £1360.00pa (payable every 6 months) Service charges £280pa (Charges include Grass & Hedge cutting, sewerage, waste collection and site management fees). After 28 days of continuous occupancy (1 person/family) needs to be vacated for 48 hours

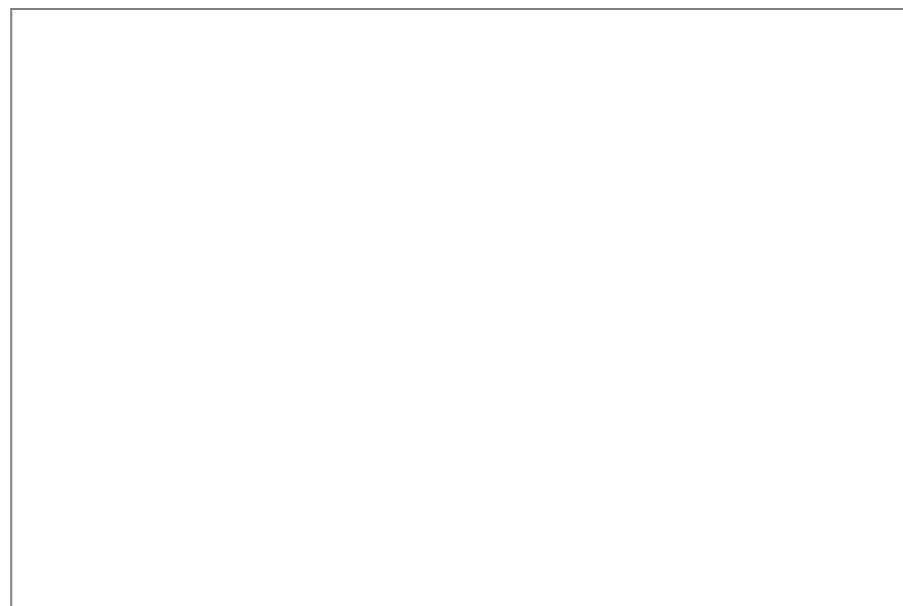
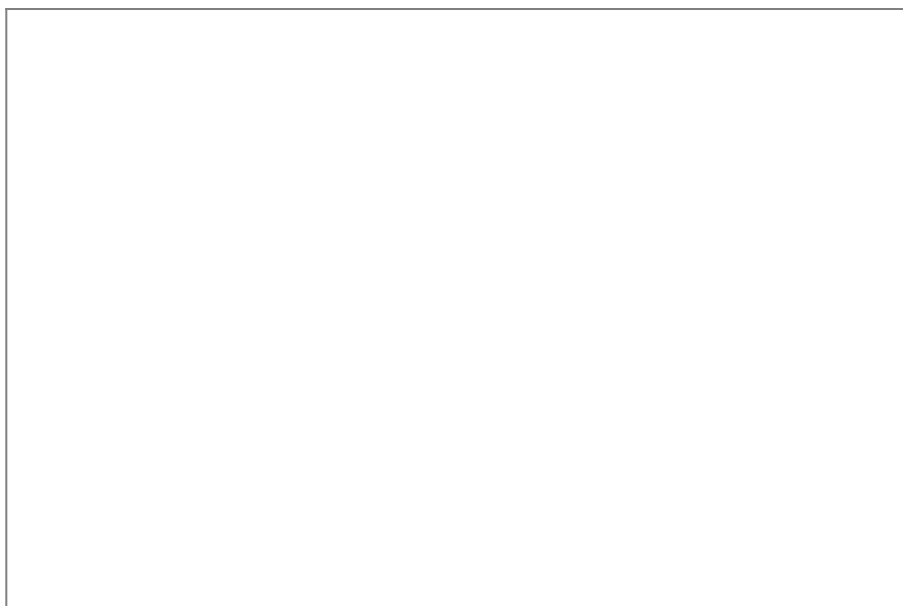
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information. Redferns is a trading name of Redferns Ottery St Mary Limited Registered in England and Wales 4817078 Registered Office 1 Broad Street, Ottery St Mary, Devon EX11 1BR





- Sitting Room/Dining Room
- Modern Shower Room
- Electric panel heating
- Well equipped Kitchen
- Rural location
- Two double bedrooms
- Double glazing throughout
- Allocated Parking with plenty of additional visitors parking
- Beautiful communal gardens
- Investment Opportunity



Ottery St. Mary
 Exeter
 Sidmouth

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