



## 2 West Bay Drive, Coast View

£140,000 Leasehold

Beautifully Presented Lodge • Situated in Charming Seaside Village 'Shaldon' • Incredible Sea Views • Two Bedrooms • Kitchen with Good Quality Integrated Appliances • Shower Room and Ensuite • Large Decked Area • Off Road Parking for Two Cars • Onsite Award-Winning Amenities • No Stamp Duty, Council Tax or Legal Fees

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the key to your home



'Coast View' is the perfect place to unwind with spectacular views of the Jurassic Coast nestled within the quaint fishing village of Shaldon. The 5\* graded park is open all year round and includes onsite amenities such as the award-winning Bucket and Spade café, kitchen and bar, fully equipped gym, indoor swimming pool with sauna and steam room and beauty and wellness suite. With each holiday retreat you are provided with complementary access to Teignmouth Golf Club.

This superb lodge is beautifully presented with light and stylish décor, giving it a modern feel. Finished to a high standard and equipped with good quality appliances and furniture. Stepping in to the property, the entrance hall is bright and inviting, leading to the main living space, double bedrooms, shower room and storage cupboard housing the condensing combi-boiler. The triple aspect living area is perfect for entertaining guests. There are a number of windows allowing light and to enjoy the spectacular sunrises and sunsets from the lodges elevated position. Double sliding patio doors lead to the ample sun terrace with incredible views along the Jurassic Coast, out to sea and spectating the quaint village landscape.

The modern kitchen is equipped with a comprehensive range of good quality integrated appliances and base and wall mounted units with plenty of countertop and cupboard space.

Bedroom one is a great sized room with a built-in wardrobe, large window to the side and an ensuite. The modern ensuite comprises a walk-in shower unit with rainfall shower, low level WC, recessed wash hand basin with vanity unit below. Bedroom two is another great sized room with twin 3ft beds and triple aspect windows to the side. The shower room has the same appliances as the ensuite.

There are televisions in both bedrooms as well as the living room.

There is double glazing and gas central heating throughout.

MEASUREMENTS:

Living Space 18'6" x 13'0" (5.63m x 3.97m)

Bedroom 9'8" x 7'9" (2.94m x 2.36m)

Bedroom 8'1" x 10'0" (2.47m x 3.04m)

Sun Terrace 39'1" x 21'2" (11.90m x 6.45m)



Tenure - Leasehold (36 years remaining)

Rates- £330 per year.

No Stamp Duty to pay.



Shaldon is a very sought-after village at the mouth of the River Teign and offers superb coastal living. With an active community there are many clubs, water sports, day-to-day shops and amenities on hand. The nearby seaside town of Teignmouth offers a further range of shops and facilities. Newton Abbot is approximately 5 miles distant with mainline rail connection for London Paddington and the A380 for Exeter, M5 and beyond.



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**HOLIDAY LODGE**  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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