



An attractive two-bedroom holiday lodge at the gated Indio Lakes in Bovey Tracey, enjoying a peaceful woodland setting with lake views. Featuring open-plan living, principle bedroom with en-suite, family bathroom, private hot tub, raised decking and allocated parking. Fully furnished and sold as seen.

Haytor Lodge | 9 Indio Lakes | Bovey Tracey | TQ13 9DY

complete.

thoroughly good property agents



PROPERTY TYPE
Holiday Lodge



SIZE
735 sq ft



LOCATION
Bovey Tracey



AGE
Modern



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Allocated Parking



OUTSIDE SPACE
Decking



EPC RATING
N/A



COUNCIL TAX BAND
N/A



in a nutshell...

- Two-bedroom holiday lodge
- Peaceful woodland setting with lake views
- Gated and well-maintained Indio Lakes development
- Spacious open-plan kitchen, living and dining area
- Contemporary fitted kitchen with integrated appliances
- Principal double bedroom with en-suite shower room
- Separate bathroom
- Generous, raised decking with private hot tub
- Allocated parking
- Fully furnished and sold as seen



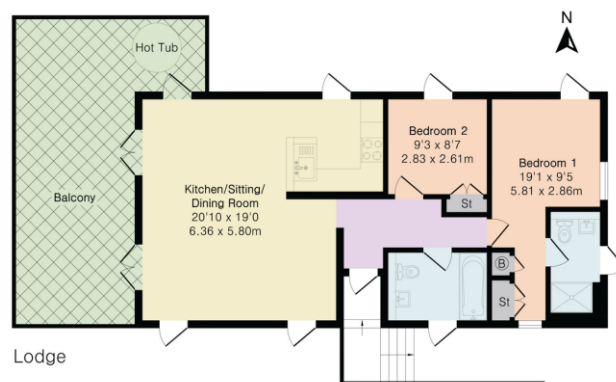
the details...

From the front door, a short hallway provides access to the bedrooms and bathroom before opening into the spacious open-plan kitchen, living and dining room. The kitchen is fitted with contemporary gloss units, wooden worktops and tiled splashbacks, together with an integrated fridge freezer, oven and gas hob. A breakfast-bar-style divide overlooks the living area, with ample space beyond for dining and comfortable seating. Timber flooring, a vaulted ceiling and exposed wooden beam add character, while extensive glazing, high-level windows and multiple glazed doors flood the room with natural light and open directly onto the decking.

Bedroom one is a generous double with a high ceiling and glazing on two sides. It benefits from a private en-suite comprising shower enclosure, WC and wash hand basin. Bedroom two is a comfortable twin room with space for bedside furniture and a tall, glazed door providing natural light. The main bathroom has a modern white suite comprising a panelled bath with wall-mounted shower, WC and wash hand basin, complemented by a chrome heated towel rail and full-height glazing.

Externally, the cedar-clad lodge occupies an attractive setting amongst mature trees and established greenery. A generous, raised timber deck above the lake, accessed directly from the living accommodation, provides ample space for outdoor dining and seating, with views through the woodland towards the lake. A private hot tub is positioned within a more secluded, screened section of the decking. The lodge benefits from allocated parking and is situated within Indio Lakes, a gated and well-maintained holiday lodge development. Gravelled and grassed areas surround the property, with steps leading to the entrance. The mature woodland and lakeside outlook combine to create a peaceful setting.

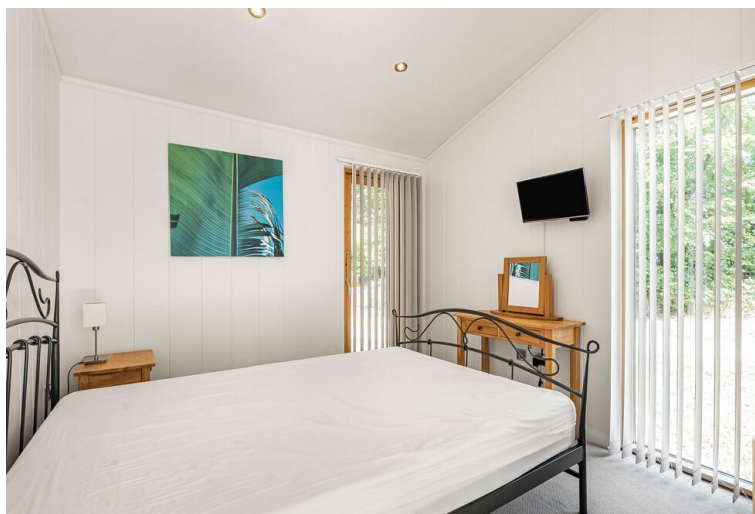
Approximate Gross Internal Area 735 sq ft - 68 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



The property is offered fully furnished and sold as seen, with the existing furniture included in the sale. The lodge is available for self-use for a maximum of six months per year and pets are permitted on the site. There are approximately 117 years remaining on the lease, with site fees of £5,600. Water and gas are metered and charged together as part of the infrastructure charge, while local authority rates and sewerage charges are payable separately.



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.4 mile
Town centre: Bovey Tracey 0.7 mile
Supermarket: Lidl 1.0 mile
Newton Abbot: 5.5 miles
Exeter: 16 miles

Relaxing

Beach: Teignmouth 10 miles
Swimming pool, cricket, cycle route: 0.1 miles
Playpark, skate park, dog walk: Mill Marsh 0.4 mile

Travel

Bus stop: On Ashburton Road 0.2 mile
Train station: Newton Abbot 5.8 miles
Main travel link: A38 Drumbridges 1.8 mile
Airport: Exeter 19 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9DY

how to get there...

From the office in Bovey Tracey continue down into Station Road then turn left in Newton Road. Proceed past the church on the right, the entrance to Indio Lakes can be found on the left shortly after the chicane.

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TQ13 9AD

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