



# Weston, Sidmouth

Guide Price £169,950

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This is a superb opportunity to purchase your very own holiday home situated in an area known for its beautiful countryside and coastal resorts and walks. Stoneleigh Holiday Park is situated on the edge of Sidmouth, close to the renowned Donkey Sanctuary and the East Devon Coastal Path and major roads are easily accessible, providing swift access to the M5.

The Cottage was built in 2015 and then renovated to a high standard in 2022 by the current owners. As a result, the property has proved to be a handsome investment during the current owners tenure. A gross income in excess of £27,000 was achieved in 2024. The property itself enjoys well-proportioned accommodation, traditionally built with quality fixtures and fittings. The lovely light and airy rooms comprise of reception hall with attractive oak effect flooring which leads to the spacious open plan L-shaped kitchen, dining and living room, providing a perfect environment for families to cook, dine and socialise together. The kitchen is fully fitted with a range of white-fronted cupboards and drawers at both base and eye level, whilst incorporating modern appliances, enhanced by the granite effect worktops. There is plenty of room for a family-sized dining table and the sitting room enjoys a vaulted ceiling, a highly efficient wood burner and double doors which open onto the patio, catering to all weather conditions. The heating is Wi-Fi controlled making the property easy to heat remotely.

There are two spacious double bedrooms and a large family bathroom which is fitted with a stylish white suite benefitting from both a bath and a separate shower cubicle.

The patio provides a pleasant area for outdoor dining/entertaining, enjoying a southerly aspect taking advantage of the sun throughout the day with a pergola with climbing plants offering some shade on a hot summer's day There is a pleasant outlook across the communal gardens towards the sea and also onsite parking.

**DIRECTIONS** What3words: ///sprinter.juggler.possible

**TENURE** Leasehold on a 200-year lease

**OUTGOINGS** There is an annual Service charge levied for the maintenance of the site. This is currently £739.01 for the 6-month period from 1st January 2024. (Charges include Grass & Hedge cutting, sewerage, waste collection and site management fees).

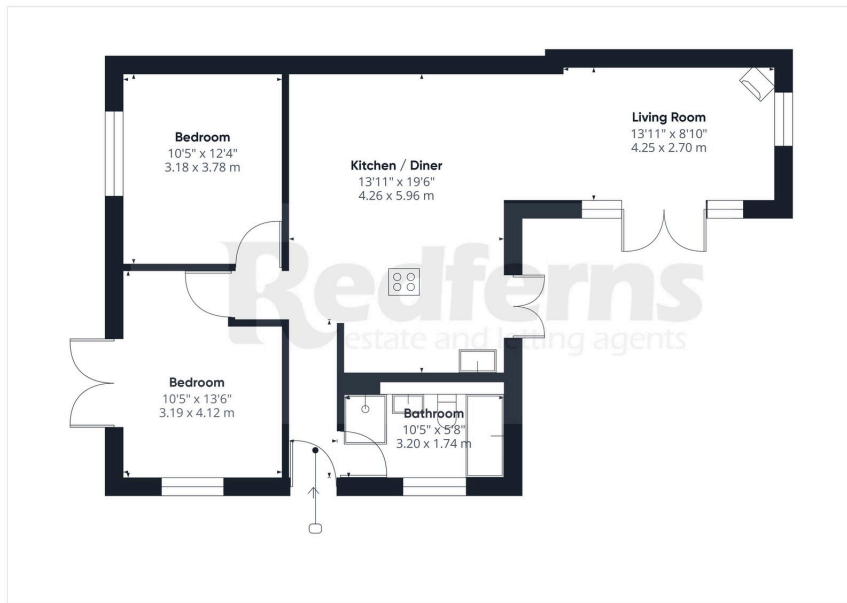
After 28 days of continuous occupancy (1 person/family) needs to be vacated for 48 hours.

**Council Tax Band** TBC (as per Gov.UK Website at the date of first listing)

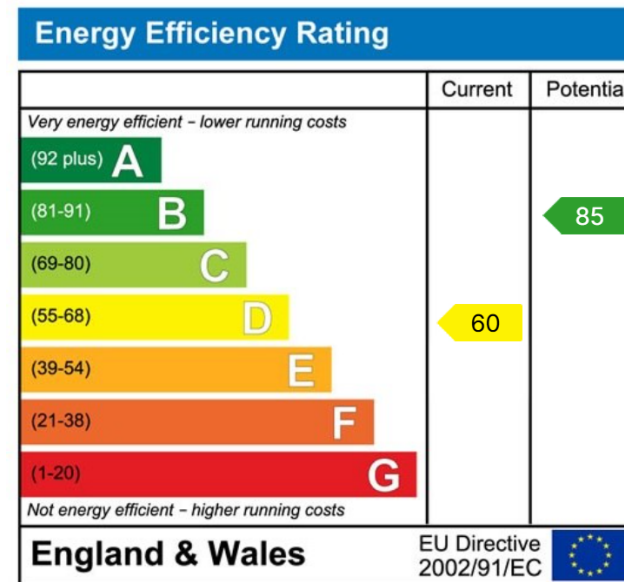
**MOBILE AND BROADBAND COVERAGE** Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

**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





- A beautifully presented holiday home
- Surrounded by beautiful countryside walks
- Spacious open plan living/dining/kitchen
- Sitting room with vaulted ceiling and wood burner
- Two spacious double bedrooms. Bathroom
- Situated in a popular holiday park on the edge of Sidmouth
- Reception hall with oak effect flooring
- Fully fitted kitchen with modern appliances
- Double doors leading to the patio
- Wi-Fi controlled heating system



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