



**Connells**

Kings Lodge Newton Road  
Bovey Tracey Newton Abbot



### Property Description

An exceptional two bedroom holiday lodge nestled in the heart of the picturesque Indio Lakes, Bovey Tracey.

Offering a blend of modern comfort and natural beauty, this wonderful lodge features a spacious open-plan living/kitchen/dining area, a master bedroom with an en-suite, and a second double bedroom, both with fitted storage. The contemporary bathroom and well-equipped kitchen add to the lodge's appeal.

Step outside to the expansive decked terrace, where you can soak in the peaceful lakeside views or unwind in the hot tub. The lodge benefits from allocated parking and is situated on a gated, well-maintained site with allocated parking.

### Front Of The Property

Allocated parking space, main entrance to the side of the property.

### Entrance Hallway

Doors to all principle rooms, and a storage cupboard.

### Open Plan Kitchen/Living/Diner

21' x 19' 2" ( 6.40m x 5.84m )

A wonderful large open space with double glazed doors and windows to the front and sides and two wall mounted radiators.

The kitchen comprises wall and base units, gas hob with extractor over, oven, one and a half bowl stainless steel sink/drainer, plumbing for washing machine, space for fridge/freezer and a ceiling window.



## Bedroom One

11' 1" x 9' 2" ( 3.38m x 2.79m )

Double glazed doors onto the decking, two built-in storage cupboards and a wall mounted radiator.

## Ensuite

Double glazed door, shower cubicle, WC, wash hand basin, part tiled.

## Bedroom Two

11' 2" x 9' 4" ( 3.40m x 2.84m )

Double glazed doors, built-in storage cupboards and a wall mounted radiator.

## Bathroom

Double glazed door, bath with shower over, WC, wash hand basin and part-tiled.

## Rear Of The Property

Extensive decking area with fantastic views of the lake, which is accessed from the master bedroom and the living accommodation. There is an inset has a hot tub to one side.

The gated site is well maintained.

## Agents Note

Lease: 115 years remaining.

Site Fees: Approx £5,000 per annum (includes council tax rates)

Maximum of six month stay for self use.

Pets allowed.

Water and gas are metered and charge for together with an infrastructure charge, Local Authority rates and sewerage charges are invoiced separately.

There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

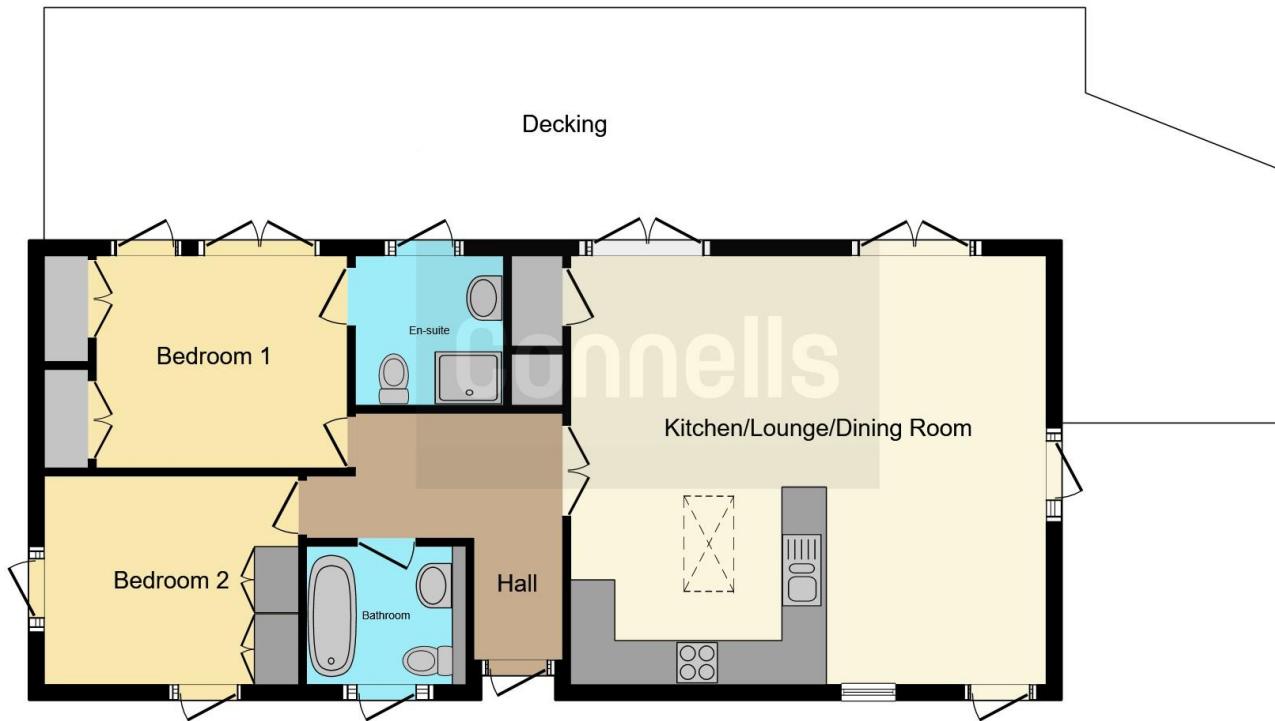
on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating:  
 Exempt

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online connells.co.uk/Property/NAB313082](http://www.connells.co.uk/Property/NAB313082)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: NAB313082 - 0002