



Stoneleigh Weston, Sidmouth

Guide Price £69,950

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This beautifully presented holiday home is situated in a popular holiday village along a beautiful stretch of the Jurassic Coastline.

The property boasts a much sought-after location enjoying a light and airy feel throughout. The accommodation includes an entrance to the dual-aspect living area which leads to the well-equipped kitchen that allows ample space for a breakfast table and chairs. There are two good sized double bedrooms and a shower room that is fitted with a white suite. The property benefits from uPVC double glazing throughout and electric heating.

There is allocated parking situated next to the property and a wealth of additional visitor parking in the communal car park. To the front there is a lawned area. The property is beautifully presented throughout and offers the opportunity to own a superb holiday home as well as the perfect turnkey investment property.

Stoneleigh Holiday Village is located between the incredibly popular seaside towns of Sidmouth and Lyme Regis. The development has a strong Tenants Association to support all leaseholders and maintain a strong sense of community on site. Stoneleigh is located within a few minutes' walk of the renowned Donkey Sanctuary and the East Devon Coastal path.

Early inspection highly recommended.

VIEWINGS By prior appointment with Redfern's 01395 512544

SERVICES We understand mains service are connected with the exception of gas.

OUTGOINGS Council Tax Band A

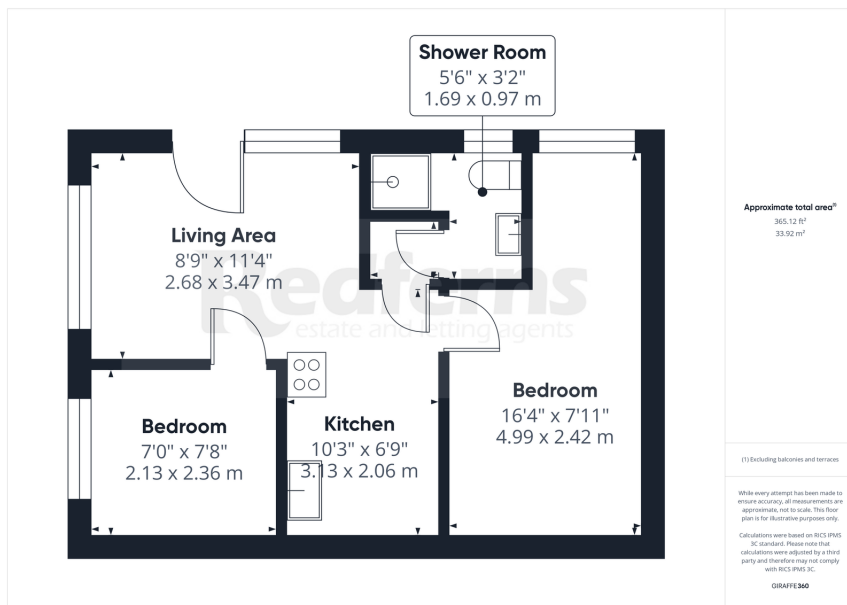
MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

TENURE 99 year lease from 1/7/1987. Ground rent £1137.20pa (payable every 6 months) Service charges £259.32pa (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.

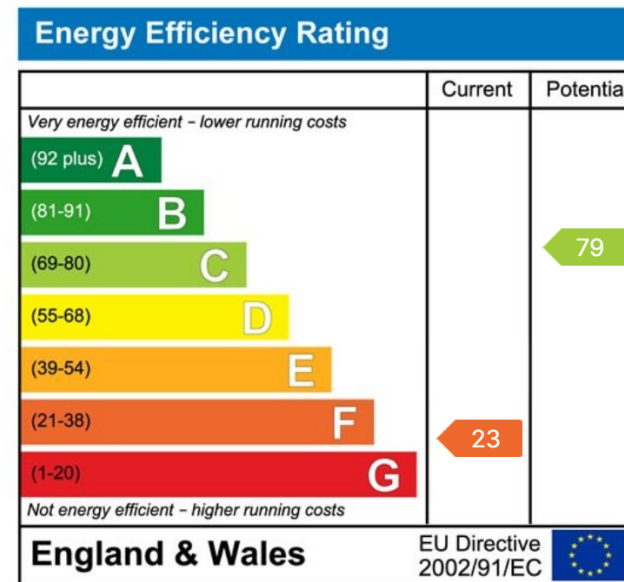
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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





- Beautifully presented holiday home
- Well-appointed kitchen
- Two double bedrooms
- Parking with plenty of additional visitors parking
- No onward chain
- Dual-aspect living area
- Shower room fitted with a white suite
- Beautiful communal gardens
- Perfect business opportunity



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