



## Challaborough Bay Holiday Park Challaborough, Kingsbridge, Devon, TQ7 4HU

- Spacious Two Bedroom Holiday Lodge
  - Modern Lodge Feel Throughout
- Situated on Challaborough Bay Holiday Park
- Decking to the Front with Outside Social Area
  - Great Potential Rental Income
- Stunning Sea Views From Elevated Plot
- One of the Largest Static Caravans On Site
  - Sought After ABI Windermere Model
- Parking for Two Cars + Additional Designated Parking Spot
  - Viewing Highly Recommended

**01772 633399**

**info@tempoleisure.co.uk**

**www.tempoleisure.co.uk**

Contact Annette & Team Tempo **NOW**

Spacious holiday home with stunning sea views, situated in the picturesque Challaborough Bay Holiday Park in Devon, offering a perfect blend of comfort and natural beauty. The ABI Windermere, measuring an impressive 40ft in length and nearly 13ft in width, is one of the largest static caravans on site and is just three years old. Giving a modern lodge feel, it's no wonder this is such a sought after model! Plus all furniture, fixtures and fittings are included in the sale.

The outdoor space features a front decking area with safety glass panels, where you can unwind with a drink while watching the sun set over the horizon. South facing so you can enjoy the sun throughout the day. The elevated plot not only offers stunning views but also includes a social area with seating and a BBQ space, perfect for entertaining friends and family. Additional features include a side patio area, a storage shed for beach gear, and an outside tap for rinsing off after a day by the sea. With parking available for two cars and an additional designated spot for a third, convenience is assured. The property also comes equipped with a high-tech alarm system and WiFi, making it an ideal choice for those seeking a holiday home with potential for extra rental income, estimated at around £10,000. With central heating and double glazing throughout, you can enjoy a warm and inviting atmosphere in all weathers. This exceptional holiday home is a rare find, and viewing is highly recommended to fully appreciate all it has to offer.



## Interior

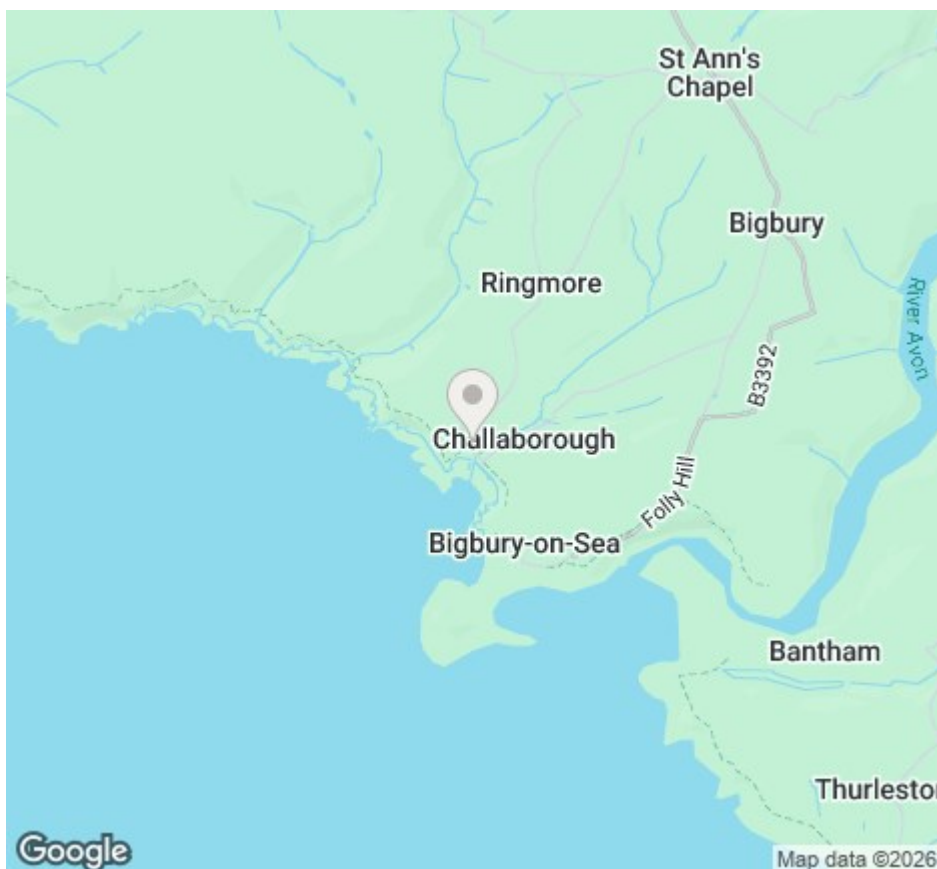
This spacious holiday home features a welcoming reception area that leads to a modern living space, complete with both a three-seater and a two-seater sofa, ideal for relaxation. The well-appointed kitchen includes an integrated dishwasher, washing machine and full size fridge freezer, ensuring convenience for everyday living. The property boasts two generously sized bedrooms, including a master suite with a king-size bed and a walk-in wardrobe, providing ample storage. The en-suite bathroom adds a touch of luxury, while the second bathroom ensures that guests are well accommodated. Imagine waking up to breath-taking sea views, simply by drawing back the curtains from your bed.





## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

### **Terms & Conditions Misrepresentation Act 1967:-**

tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase this property.

### **Arrange A Viewing**

If you are interested in viewing a property through tempoleisure.co.uk please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

### **Property Listing**

If you are thinking of selling your property tempoleisure.co.uk will be more than happy to help, please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

Contact Annette & Team Tempo **NOW**

**01772 633399**  
**[info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)**  
**[www.tempoleisure.co.uk](http://www.tempoleisure.co.uk)**