



An attractive two-bedroom holiday lodge at the gated Indio Lakes in Bovey Tracey, enjoying a peaceful woodland setting sitting on the edge of the lake. Features open-plan living, principal en-suite bedroom, family bathroom, raised decking, private hot tub and allocated parking. Sold fully furnished.

Kings Lodge | 14 Indio Lakes | Bovey Tracey | TQ13 9DY





PROPERTY TYPE
Holiday Lodge



SIZE
841 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 detached holiday lodge
- Superb lakeside position with woodland views
- Open-plan kitchen, dining and living space
- Vaulted ceiling with exposed timber beam
- Principal bedroom with en-suite shower room
- Family bathroom
- Extensive lake-facing timber decking
- Private hot tub area
- Allocated parking
- Fully furnished, sold as seen



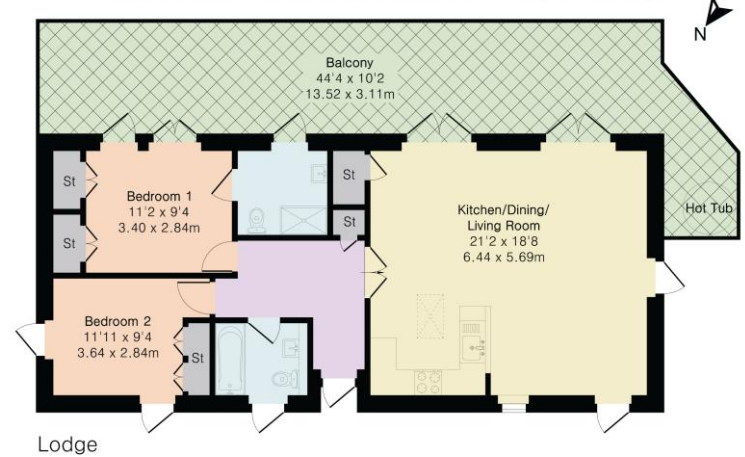
the details...

From the front door, a central hallway leads into the spacious open-plan kitchen, dining and living area, featuring a vaulted ceiling, exposed timber beam and wooden flooring. The kitchen has a practical U-shaped layout with white Shaker-style units, timber worktops, integrated oven and gas hob. A breakfast bar provides subtle separation from the living space, with ample room for dining and comfortable seating. Full-height glazed doors flood the room with natural light and frame attractive views across the lake.

The lodge has two well-proportioned bedrooms. The principal bedroom features fitted wardrobes, glazed doors opening directly outside and an en-suite shower room with shower enclosure, wash basin and WC. Bedroom two is currently arranged as a twin, with fitted wardrobes and glazed doors overlooking the woodland. The main bathroom comprises a bath with shower over, wash basin and WC, complemented by neutral tiling and timber detailing.

Outside, the cedar-clad lodge occupies a private lakeside position surrounded by mature woodland. Extensive raised decking provides generous space for outdoor dining and seating overlooking the water and water lilies, while a secluded area tucked amongst the trees houses a private hot tub. Situated at the gated Indio Lakes, the property is offered fully furnished and sold as seen, with the existing furniture included in the sale.

Approximate Gross Internal Area 841 sq ft - 78 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 icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

Situated at the gated Indio Lakes, 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 of the year and is situated within a gated site, offering an added sense of privacy and security. Pets are also permitted, making it an ideal lakeside retreat for holidays with four-legged companions.



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 miels

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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