



5 Forest Lakes
Woolsery, Devon EX39 5BS

Price Guide £99,950

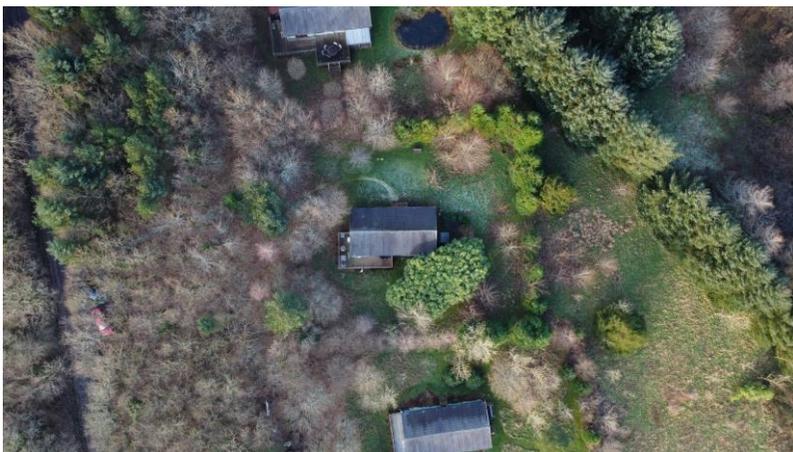
HARDING & CO
ESTATE AGENTS & VALUERS

A rare opportunity to buy a detached "freehold" holiday lodge (12 months usage, but not full residential) in a tranquil wooded setting away from noise, traffic, and artificial light. This 2 bedroom (1 en-suite) lodge offers spacious accommodation with vaulted ceilings, electric heating, a large sun deck on two sides and set in private grounds of approx. 0.3 of an acre. Forest lakes is a great dog walking area and is approx. 1.5 miles from the village of Woolsery where you can find a very popular pub/restaurant (The Farmers Arms), a local shop and fish & chip shop. EPC-F. Council tax band A £1472.60/annum. Annual service charge £3194.06 incs ground rent, water & sewerage charges.

The plots are in a prime location at Forest Lakes, a secluded countryside site of approximately 50 acres which is rich in young woodland, flora and fauna. It is quite common to see roe and red deer, hares, young foxes, bats, buzzards, tawny owls, barn owls, ducks, pheasants, many species of garden birds, frogs, toads, rare butterflies and dragon flies.

Forest Lakes is a most peaceful and special location ideal as a real get away and retreat from the pressures of every day life.

Surrounding Forest Lakes are rich woodland copses, farmland and 30 acres of Culm grassland managed by the Devon Wildlife Trust.



Entrance Hall

With electric radiator, cupboard housing hot water tank, Owner's cupboard. Hatch to loft space. Door opens to:

Open-plan Living Room and Kitchen 18'9" x 19'3" narrowing to 8'11" (5.71m x 5.86m narrowing to 2.73m)

A generous triple aspect room with pine vaulted ceiling, light fittings, 2 pairs of patio doors opening to the deck.

Kitchen Area

Comprises a range of cupboards with base and wall storage units, stainless steel sink with window behind enjoying views across the countryside. Fridge and freezer, integrated oven and electric hob and extractor canopy above, part-tiled wall and electric wall heater.

Bedroom 1

14'2" x 9'3" (4.32m x 2.81m)

Built in wardrobe cupboard, electric radiator, picture window to the side. Door to:

En-suite Bathroom

Comprising modern suite of low flush W.C., pedestal wash hand basin, with walk in shower and heated towel rail.

Bedroom 2

10'5" x 9'2" (3.17m x 2.8m)

Built in wardrobe cupboards, electric radiator.

Shower Room

Comprising modern suite of low flush W.C., pedestal wash hand basin, shower cubicle with 'Dimplex' wall heater.

Outside

Communal gardens extend to all sides of the holiday lodge. Patio doors lead from the living room onto grass on 2 sides of the property; there is south facing decking to enjoy. The privacy of the lodge's position is of particular note.

This lodge is being sold to include all fixtures, fittings and furniture.

Energy Performance Certificate: F

Council Tax Banding: £1472.60 - Council Tax Band A.

Service Charge

Annual service charge £3194.06, payable to include grass cutting in the communal areas, upkeep of access drive and footpath.

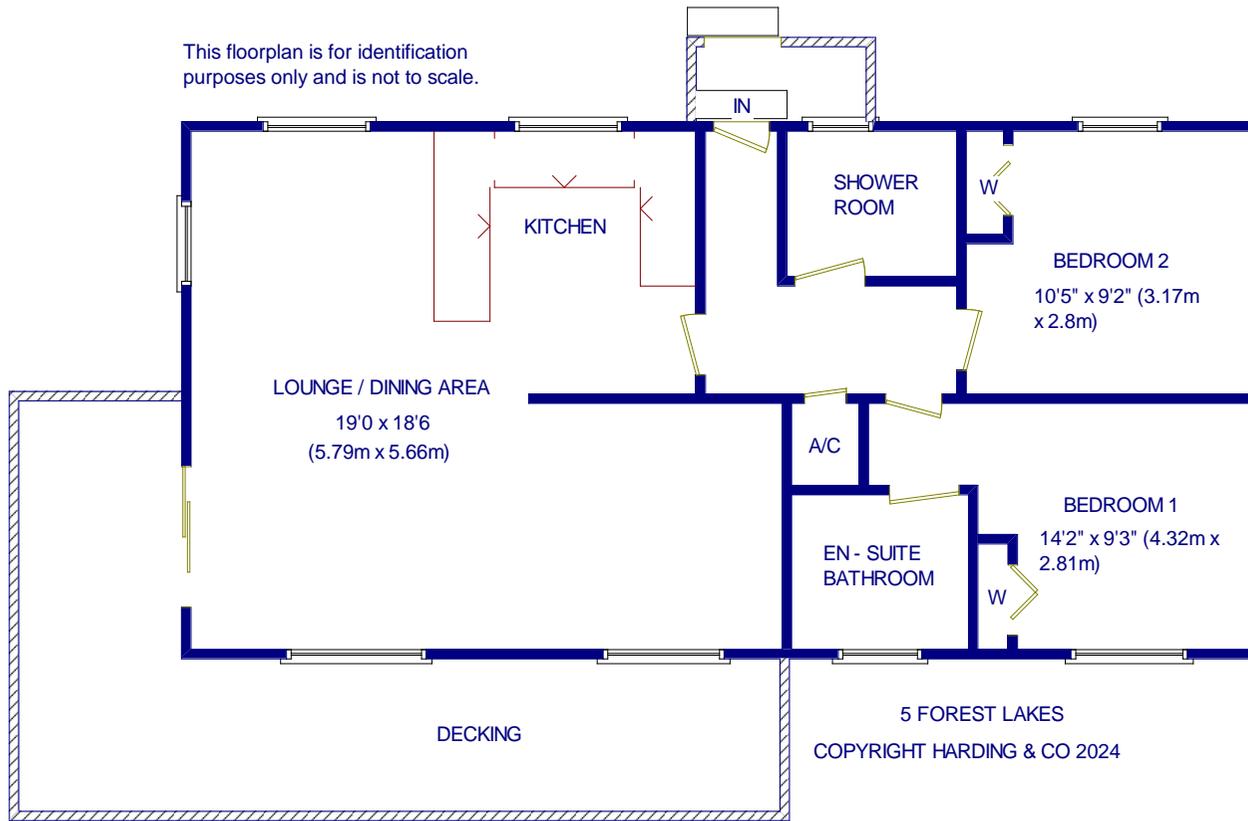
Each lodge has its own independent electricity supply with a supplier of your choice. Water by meter charged at SWW rates and sewerage charged at SWW un-metered rate.

Directions

From Bideford take the A39 towards Bude. After passing through Clovelly Cross you will come to the brow of a hill on Bursdon Moor (approx. 4 miles) turn left signposted for West Yagland. Follow this road for just over 1 ½ miles where you will come to a sharp right hand bend with a minor junction where Gorvin Farm will be on your left-hand side. Take the right fork, where you will find a left hand turn over a small bridge, continue on this route and the entrance to the Forest Lakes can be found on the right. Follow the gravelled road and turn left signposted Forest Lakes and the property can be found on the left hand side towards the end of the track.



This floorplan is for identification purposes only and is not to scale.



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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