

Ocean Heights, Beverley Park, Goodrington, Paignton, TQ4 7JE



A luxury **HOLIDAY LODGE** which comes fully fitted/furnished and beautifully presented and is ready for use as a second home in beautiful TORBAY. This particular lodge benefits from **super open views** which include looking across the bay towards the Torquay coastline and across to Brixham Breakwater and Berry Head from the external seating area, lounge and kitchen. Located within easy reach of local shopping facilities, goodrington sands, oyster and saltern coves. The bustling fishing port of Brixham and sea side town of Paignton are approximately 2.5 miles distant.

Overall the lodge itself measures 42' x 14'3 and can sleep up to six people, the accommodation offers, open plan living/dining with fully fitted kitchen, having integral and built in appliances, there is ample room for seating and dining. The main bedroom has ample built in cupboards, drawers and a dressing table, it leads to a dressing room with fitted wardrobes and super bathroom/w.c. A further twin room also has fitted cupboards drawers and a wardrobe. There is also a secondary shower room. Gas fired central heating is installed. Outside provides ample seating Al Fresco dining space on the good size seating area ideal for enjoying the super sea views! An allocated parking space is just adjacent.

£77,500 Leasehold

LIVING AREA OVERALL 19' 6" x 13' 7"

(5.94m x 4.14m)

LOUNGE

Double glazed windows and French doors opening to the good size decked area.

KITCHEN/DINING AREA

Well fitted kitchen with ample cupboard space, integrated Fridge/Freezer and Dishwasher. Built in cooker and microwave.

BEDROOM 1 13' 6" x 8' 3" (4.11m x 2.51m)

Fitted with ample cupboards and dressing table along with king size bed. Two double glazed windows. Door leading to:

DRESSING ROOM

Fitted with ample wardrobe space and shelving. Double glazed window. Door to:

BATHROOM/W.C.

Comprising bath with mixer tap and shower attachment. Close coupled W.C. Vanity cupboard with washbasin. Fitted shelving and mirror. Heated towel rail. Double glazed window.

BEDROOM 2 9' 3" x 7' 5" (2.82m x 2.26m)

Fitted wardrobes and shelving, bedside table and over bed cupboards. Twin beds. Double glazed window.

SHOWER ROOM/W.C.

Comprising shower enclosure with fitted shower. Vanity unit with washbasin over. Close coupled W.C. Fitted shelves and cupboards. Cupboard housing combination boiler. Heated towel rail. Double glazed window.

OUTSIDE

Good size decking area enjoying the super sea and coastal views.

Allocated parking space to side.

IMPORTANT INFORMATION

Owners have free use of facilities on the park and 10% discount on restaurants etc.

We understand that the lodge is extensively insulated in accordance with BS3632

The lodge has 18 years remaining on its lease/license. Site fees are currently £4.400 per annum. This includes water/sewerage, refuse and T.V. licence.

No sub-letting permitted. Use as holiday home only.

11 month occupancy (non-continuous)

Dogs permitted.

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005332 Written by: R.C