



# 7 Lakeview Rise Highampton EX21 5JG



**Guide Price - £70,000**



# 12 Lakeview Rise, Highampton, EX21 5JG.

A semi-detached holiday home nestled within an exclusive development, featuring a spacious double bedroom, a private decked terrace, and access to excellent on-site facilities, including a swimming pool and fishing lake.



- Superb Holiday Home/Let
- Open Plan Living Space
- Double Bedroom
- En-Suite Bathroom
- Modern Kitchen
- Coarse Fishing Lake
- Communal Indoor Swimming Pool
- Designated Resident Parking
- Select Development of 14 Units
- Private Decked Area
- Fully Furnished
- EPC - E



A beautifully presented, fully furnished holiday home, perfectly positioned in the heart of Highampton, a charming parish surrounded by the stunning scenery of Dartmoor and Exmoor National Parks. This semi-detached property provides an ideal countryside escape, offering both comfort and convenience in a tranquil setting.

Designed with relaxation in mind, the home features an open-plan living space that seamlessly integrates a well-appointed modern kitchen with spacious dining and lounge areas. Large patio doors serve as both the main entrance and a gateway to the private decked terrace, inviting natural light to flood the interior and enhancing the sense of space.

The accommodation is thoughtfully arranged, with a generously sized double bedroom leading to an en-suite bathroom, both finished in a stylish, contemporary décor. Whether for personal use or as a holiday let investment, this property offers an inviting retreat from everyday life.



Set within an exclusive development of just 14 units, residents also benefit from access to excellent on-site facilities, including a communal indoor swimming pool, a coarse fishing lake, and an outdoor play area, making it a fantastic getaway destination.

#### Agent's Note:

This property is subject to holiday use restrictions. Monthly site charges total £716.30 and are broken down as follows:

**Maintenance Charge:** £623.93 per month (includes upkeep of communal areas, swimming pool, and lake, along with allocated electricity, water, and drainage costs).

**Service Charge:** £35.37 per month (covers TV license and broadband).

**Share of Business Rates:** £57.00 per month.

For those seeking a peaceful countryside retreat with modern comforts and excellent amenities, this property presents an exceptional opportunity.

# Changing Lifestyles

Highampton is a charming rural village in the heart of Devon, offering a peaceful countryside lifestyle with excellent accessibility. Surrounded by rolling farmland and picturesque landscapes, it's ideal for those seeking tranquility while remaining close to Hatherleigh, Okehampton, and Holsworthy.

The village boasts a welcoming community, featuring the well-regarded Highampton Community Primary School and the traditional Golden Inn, a thatched 16th-century pub known for its cozy atmosphere. Local amenities enhance the village's appeal.

Outdoor enthusiasts will find fantastic walking, cycling, and horse-riding opportunities, with Dartmoor National Park and the North Devon coastline just a short drive away.

With its blend of rural charm and convenience, Highampton attracts families, retirees, and those looking to escape to the countryside. Whether searching for a character cottage, modern home, or property with land, Highampton offers diverse options. If you're considering a move, this delightful village is worth exploring.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



**Approximate total area<sup>(1)</sup>**

415.17 ft<sup>2</sup>

38.57 m<sup>2</sup>

**Balconies and terraces**

206.13 ft<sup>2</sup>

19.15 m<sup>2</sup>

**Reduced headroom**

19.86 ft<sup>2</sup>

1.85 m<sup>2</sup>



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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