



Bond
Oxborough
Phillips

Changing Lifestyles

12 Lakeview Rise
Highampton
EX21 5JG



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in Excess of - £60,000



Changing Lifestyles

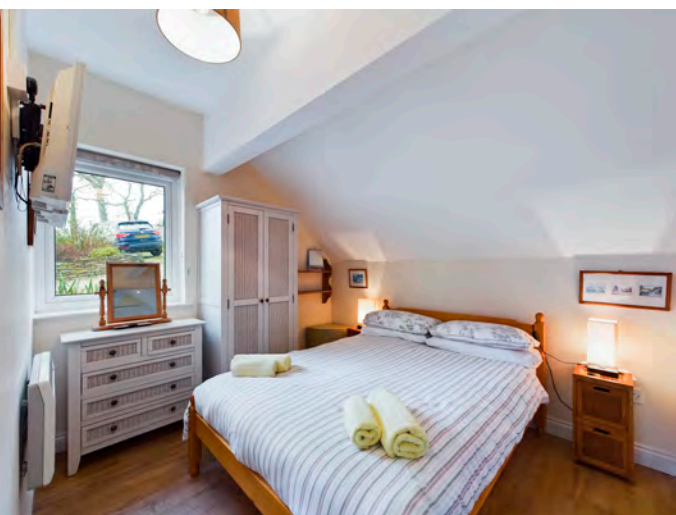
01837 500600

12 Lakeview Rise, Highampton, EX21 5JG.

A holiday home located on the edge of a Dartmoor, with a vast array of commutable options to all that Devon & Cornwall has to offer...



- 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



An immaculately presented, fully furnished holiday home/let centrally located within the picturesque parish of Highampton. Surrounding landscapes include views spanning over local national parks of Dartmoor and Exmoor.

This semi-detached unit offers a peaceful place to reside and unwind during that idyllic retreat to the county of Devon. Offering open plan living, with spacious living/dining arrangements, alongside an incorporated modern kitchen.

Patio doors are the distinguished access point for the property, with free-flowing access onto the private decked area. They also provide an abundance of natural light which is apparent throughout the home.



The private aspect of the accommodation comes from the double bedroom and en-suite bathroom, both ample in size, with notable contemporary décor.

This select development consist of only 14 units, with further offerings of a communal indoor swimming pool facility, coarse fishing lake, plus outdoor play area.

Agent Note: Holiday use restrictions apply. Site Charges apply – Total of £716.30 per month

As follows: Maintenance Charge: £623.93 per month (covers cost of maintaining the lake, pool, and communal areas, plus allocation of electricity, water and drainage) Service Charge: £35.37 per month (TV License and Broadband) Share of Business Rates: £57.00 per month.

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This wonderful holiday home is situated on the outskirts of the village Highampton. Local highlights include a Parish Church, Village Hall, popular Public House (The Golden Inn) and an extremely useful Post Office/General Store.

A more comprehensive range of facilities can be found in the nearby small market town of Hatherleigh which is approximately 3 miles east and the larger town of Okehampton lies approximately 11 miles southeast.

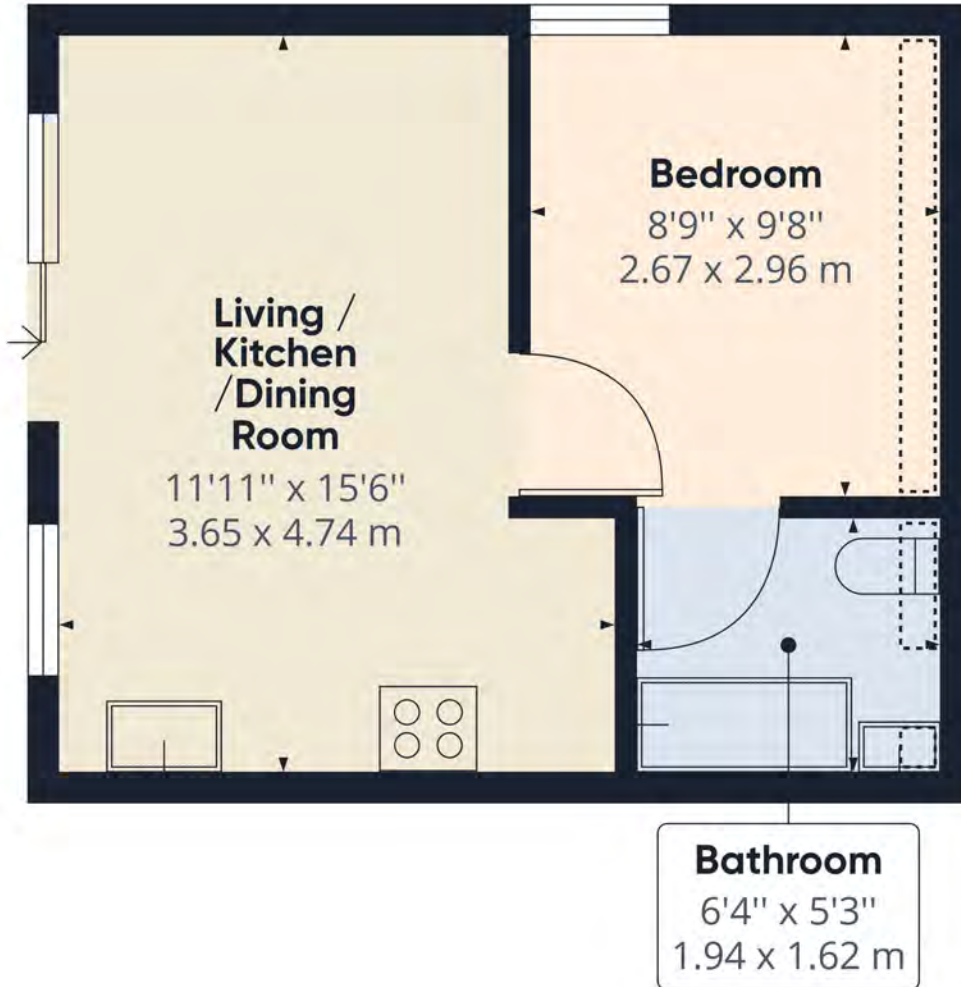
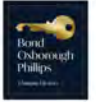
Further attractive destinations within commutable distance include Holsworthy, as well as North Cornwall's popular coastal destinations of Bude and Widemouth Bay.



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⁽¹⁾

288.30 ft²
26.78 m²

Reduced headroom

10.60 ft²
0.98 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.