



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Forest Park Lodges  
High Bickington  
Umberleigh  
Devon  
EX37 9BN

**Guide Price: £102,500 Leasehold**



Changing Lifestyles

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7 Forest Park Lodges, High Bickington, UMBERLEIGH, Devon, EX37 9BN

## THE PERFECT LOCK-UP & LEAVE HOLIDAY HOME



- 2 double Bedrooms (both En-suite) with a Balcony enjoying a 180 degree far-reaching rural view
  - Living Room
  - Fitted Kitchen / Diner
  - Immaculately presented throughout
- Beautifully nestled within the heart of the forest
- Located just a short drive from the village of High Bickington
  - No onward chain



Forest Park Lodges is located in Kingford which is within easy reach of High Bickington which offers everyday amenities including a post office, pub, school, shop and place of worship. The town of Barnstaple is some 10 miles in distance.

Barnstaple Town Centre is the historic and regional centre of North Devon. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular sandy beaches of Woolacombe, Croyde and Instow are within easy reach and the A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond.



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## **The Perfect Lock up and Leave**

**Beautifully nestled within the heart of the forest and located just a short drive from the sought after picturesque village of High Bickington, this is a wonderful opportunity to acquire an immaculately presented 2 double Bedroom detached holiday home that enjoys superb, far-reaching rural views.**

**Offering light, airy and spacious accommodation, the property is arranged over 2 floors and benefits from a Living Room and a fitted Kitchen with a comprehensive range of units and a good size dining area enjoying a southerly-facing, dual aspect. To the First Floor are 2 double Bedrooms (both En-suite) with a Balcony enjoying a 180 degree far-reaching rural view.**

**The property is available with no ongoing sales chain.**

## **Lounge - 15'3" x 14'4" (4.65m x 4.37m)**

A dual aspect Lounge with UPVC double glazed window to property front enjoying far-reaching countryside rural views. UPVC double glazed French doors to garden. Stairs rising to First Floor. Handy coat storage cupboard. Radiator, tiled flooring, power points, TV point.

## **Kitchen / Diner - 12'1" x 14'6" (3.68m x 4.42m)**

Enjoying a degree of open-plan living. A delightful, dual aspect room with UPVC double glazed windows to property front and side enjoying a southerly aspect and countryside views. A fitted Kitchen with a range of base and eye level units and stainless steel sink unit with tiled splashbacking. Space and

plumbing for washing machine, space for under-counter fridge / freezer, space for cooker. Handy Larder style cupboard with space and plumbing for white goods. Tiled flooring, radiator, power points.

## **Cloakroom - 5'5" x 3'5" (1.65m x 1.04m)**

Modern 2-piece white suite comprising low level WC and pedestal hand wash basin. Boiler cupboard housing wall mounted boiler supplying domestic hot water and central heating system. Tiled splashbacking, extractor fan, tiled flooring, extractor fan.

## **First Floor Landing**

Level access to the 2 Bedrooms. Vaulted ceiling, fitted carpet.

## **Bedroom 1 - 12'5" x 12'1" (3.78m x 3.68m)**

A dual aspect Bedroom with UPVC double glazed window to property side and UPVC double glazed French doors onto the front Balcony enjoying far-reaching rural views. Built-in double wardrobe with sliding doors. Radiator, fitted carpet, power points.

## **En-suite - 8'9" x 4'8" (2.67m x 1.42m)**

3-piece white suite comprising panelled bath with shower over in a tiled enclosure, pedestal hand wash basin and low level WC. Laminate flooring, radiator.

## **Bedroom 2 - 12'5" x 12'1" (3.78m x 3.68m)**

Enjoying a dual aspect with UPVC double glazed window to property side and UPVC double glazed French doors onto the front Balcony enjoying a delightful southerly aspect with views of the countryside. Radiator, fitted carpet, power points.

## **En-suite - 8'10" x 4'9" (2.7m x 1.45m)**

3-piece white suite comprising panelled bath with mixer taps and handheld shower head, low level WC

and pedestal hand wash basin. Radiator, extractor fan, vinyl flooring. UPVC double glazed obscure window to property side.

## **Outside**

To the side of the property is an allocated parking space.

The Balconies enjoy a sunny aspect and have stainless steel hand rails.

## **Important Information**

The site has 17 detached lodges which are restricted to holiday occupation. Although called lodges, these properties are brick-built with a rendered finish.

The planning permission allows for year round occupation but not more than six months consecutively nor more than a total of ten months a year.

Remaining balance of an original 999 year lease dated 2005

Ground Rent - £1,100.00 linked to Retail Price Index

Service Charge – approximately £500.00 per annum to cover maintenance of all communal areas, garden, driveway, fencing, etc. plus a share of particular costs (e.g. emptying of septic tanks, road repairs etc.)

Pets are permitted on site, subject to the consent of the Lessors

Upon completion, the Lessee shall pay to the Lessors a fee of 1% commission of the sale price to the site owner.

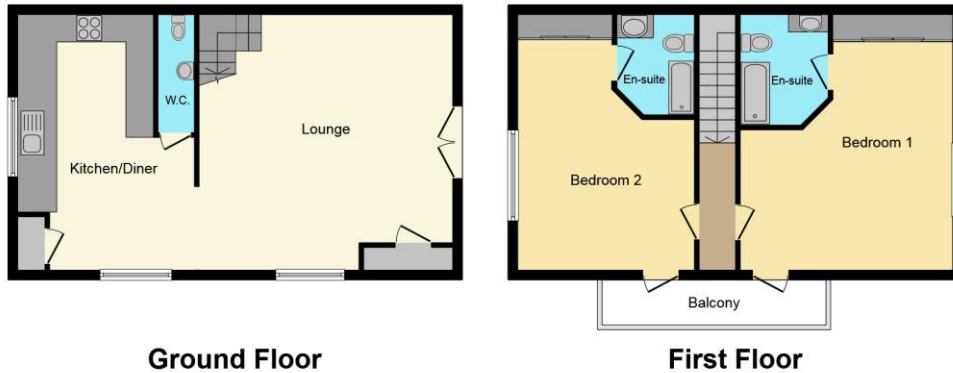
## **Council Tax Band**

A - Torridge District Council



## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Barnstaple follow the A377 for 8 miles. At Umberleigh, passing the Rising Sun Pub on your right hand side, carry on for a further 4 miles and turn right at Kingford. Continue up Kingford Hill to the signpost on your right hand side for Forest Park Lodges. Proceed up the track passing the first lodge on your left hand side. Pass through a 6-bar gate and park within the allocated parking spaces to your right. Number 7 will be situated within the second row on your right hand side with a numberplate clearly displayed.

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.