



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Dartmoor Lodge

Honicombe Park

PL17 8JW



**Offers in Excess of £80,000**



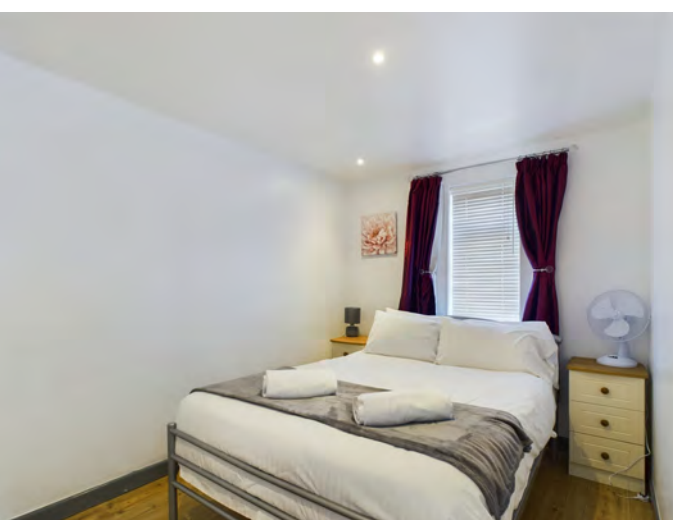
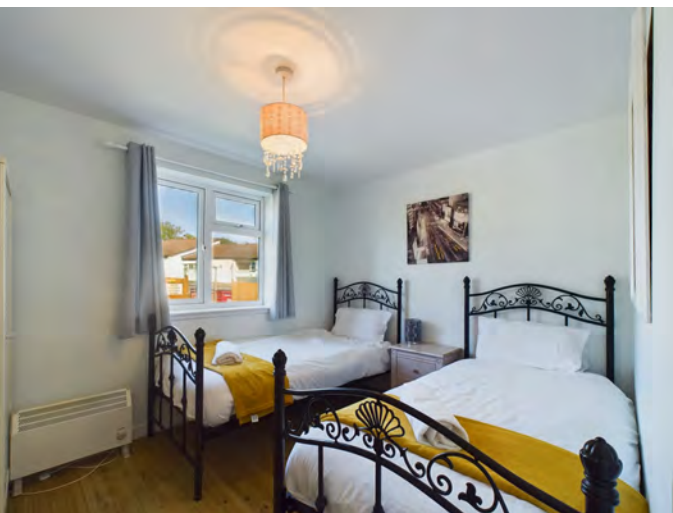
Changing Lifestyles

01822 600700

# 14 Dartmoor Lodge Honicombe Park PL17 8JW



- Well Presented Detached Lodge
- Offering Four Bedrooms
- Open Plan Kitchen/ Dining/ Living Room
- Decking with Hot Tub
- Fantastic Second Home or Investment Purchase
- 999 Years Remaining From 1988
- Annual Service Charge £4,501



This presents a fantastic chance to acquire a charming four-bedroom property located in the sought-after Tamar Valley holiday park.

Ideal for personal visits or as a lucrative holiday rental, this home is part of the esteemed Honicombe Manor Holiday Park, which offers an array of amenities. Membership to the Honicombe Leisure Club provides access to facilities such as two swimming pools and a gym.

The ground floor features a bright, modern open-plan kitchen, dining, and living area. The kitchen is equipped with sleek white cabinetry and an integrated oven and hob. There's ample room for a family dining table and living room furniture, while large windows and patio doors allow natural light to flood the space and lead out to a delightful decking area. This level also includes two double bedrooms and a shower room with a shower cubicle, WC, and basin.

Upstairs, you'll find two additional spacious double bedrooms and a family bathroom. Outside, a sunlit decked area offers a perfect spot for outdoor dining and entertaining, with the added benefit of a private hot tub.

The property is leasehold, with a tenure of 999 years starting from 1988. The annual service charge is £4,501 and this includes ground rent, insurance and road maintenance. Services include mains electricity, private metered water, and private drainage. Please note there is a 28 day occupancy restriction and the property cannot be your primary residence.

The Honicombe Manor Holiday Village facilities are available for £1,675/year including vat which is optional.

01822 600700

# Changing Lifestyles

Albaston is a popular village in the Tamar Valley and features a public house and a Primary and Pre-School within walking distance of the property.

There is also a petrol station with associated convenience store and take-away alongside a mainline train station with a regular service into the City of Plymouth.

The nearby Riverside village of Calstock offers beautiful scenery and walks along the river alongside 2 public houses, coffee house and village shop. The village is roughly equidistant to the towns of Callington and Tavistock, both of which offer a range of amenities, shops and schooling with good road access into Plymouth and Dartmoor National Park.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 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.