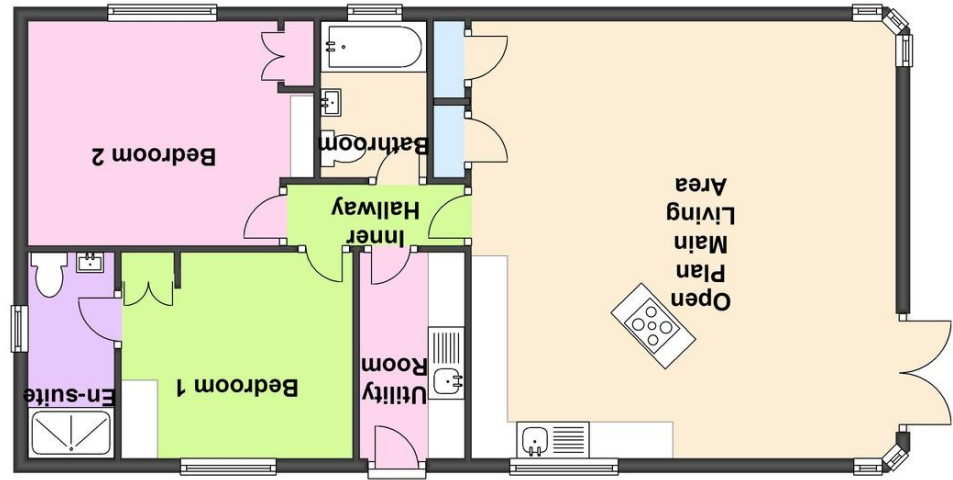


This plan is to be used only as an indication of the floor layout and is not to scale.
 Plan produced using PlanUp.



Country Lodge

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7 WOODPECKER VALE,
DEVON HILLS HOLIDAY VILLAGE, TOTNES ROAD
PAIGNTON, DEVON, TQ4 7PT

£69,999

A Modern 40 x 20 Holiday Lodge situated at popular Devon Hills Holiday Village, a luxury holiday park on the edge of Paignton and the South Hams. Accommodation briefly comprises; Spacious Open Plan Main Living Area with Fitted Kitchen, Inner Hallway, 2 Double Bedrooms (Master En-Suite), Bathroom, Large Decked Garden Surrounding with Far Reaching Views. Parking for 1 Car. The property has Gas Central Heating and UPVC Double Glazing. Disabled Access ramp. Great Site Facilities. Ready to view!

7 WOODPECKER VALE

Detached 40 x 20 Holiday Lodge | 2 Bedrooms (1 En-Suite) | Large Open Plan Living area | Fitted Kitchen Area | Family Bathroom | Disabled Access Ramp | Gas Central Heating & Double Glazing | Large Deck | Parking | View Today



UNIT ACCOMMODATION

UPVC double glazed door into

OPEN PLAN MAIN LIVING AREA

19' 8" x 19' 3" (5.99m x 5.87m) UPVC double glazed windows to three sides. Views of the surrounding countryside and far reaching sea glimpses. TV point. Electric pebble effect fire. Coving to ceiling. Three radiators. Two built in storage cupboards.

Kitchen area- A range of modern wall and base units with roll edge worktops and splashbacks. Eye level integral microwave and electric oven. Island with five-burner gas hob and integral wine racks. Sink and drainer with mixer tap. Integral fridge/freezer.

INNER HALLWAY

Doors to utility room, bedrooms and bathroom.

BEDROOM ONE

10' 0" x 9' 5 max" (3.05m x 2.87m) UPVC double glazed window. Radiator. TV point. Dressing table with fixed mirror above. Fixed wardrobe. Door to;

EN-SUITE

Wash hand basin with fixed mirror surround. Low level WC. Double width shower cubicle with glazing and mixer tap. Part tiling. Extractor fan. UPVC double glazed window. Ladder towel radiator. Vanity cupboard. Tiled floor.

DEVON HILLS HOLIDAY VILLAGE

"An amazing range of holiday accommodation, superb leisure facilities and the delights of the

English

Riviera on your doorstep... welcome to Haulfryn Devon Hills."

Holidaying at Devon Hills couldn't be easier set in landscaped surroundings and a few miles from the town centre of Paignton and it's glorious beaches, yet still far enough to relax and enjoy the peace and tranquillity that Devon Hills offers.

A short walk from your holiday home will take you to The Blagdon Inn, a 15th-century bar and restaurant where you can relax under the ancient beams and enjoy excellent beers, interesting wines and a full and varied menu.

LEISURE FACILITIES

If you're feeling energetic you will find a fully equipped fitness centre or all weather tennis court perfect for a workout! If weight loss without the workout sounds more your style, enjoy a leisurely swim in the indoor heated pool with the choice of sauna and steam rooms for deep relaxation. The indoor heated swimming pool is open during the day for general sessions and for adults only session in the early morning and evenings. The fully air-conditioned fitness suite offers over 20 pieces of

equipment to choose from; in addition to our equipment there is also a brand new extension including; Mats, Gym Balls, Stretch/Cool Down area, Free Weights room including Olympic Half Rack Incline Bench, Dips, Chins Full range of dumbbells up to 40kg Sauna & Steam Room Relax and unwind during your well earned chill out time, rejuvenate yourself in our sauna & steam room open daily. Health and Beauty treatments available. There is a superb 18 metre heated indoor pool, kept at a constant heat. Swimming is a great all round workout, as well as being a fun leisure activity. You are entitled to a pass for the fitness suite and swimming pool when you buy a holiday home.

Devon Hills Holiday Village is open 12 months per year and the homes are only to be used as holiday lets or as a second home. We are told the site fees at Devon Hills for 2022 are in the region of £5515 and this properties lease is until 2036.

BEDROOM TWO

11' 11 max" x 9' 5" (3.63m x 2.87m) UPVC double glazed window with views of the surrounding countryside and distant sea glimpses. Radiator. Dressing table with fixed mirror above. Fixed wardrobe. TV point.

BATHROOM

Wash hand basin with fixed mirror surround. Low level WC. Panelled bath. Part tiling. Extractor fan. UPVC double glazed window. Ladder towel radiator. Vanity cupboard. Tiled floor.

UTILITY ROOM

9' 4" x 5' 3" (2.84m x 1.6m) Wall and base units with roll edge worktops. Space and plumbing for washing machine. UPVC double glazed door. Stainless steel sink and drainer.

OUTSIDE

Parking for 1 car to the front. Decked steps and gate onto the decked garden surround which is a good size stretching to three sides. disabled access ramp. Countryside views and distant sea glimpses can be enjoyed. Courtesy lighting.

7 WOODPECKER VALE

