



3 bed lodge to buy in TQ14

sandy lane, Shaldon, Devon, TQ14 0BG

£50,000 Starting Bid

 x3  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 2 double bedrooms
- ✓ Open plan Kitchen/Dining/Living
- ✓ Sea views
- ✓ Use of site facilities to include
swimming pool, gym and sauna

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Sold via Secure Sale online bidding.

This beautifully presented, fully furnished two-bedroom detached chalet offers a rare opportunity to acquire a stylish holiday lodge with sea views, set within a sought-after coastal development. The property is thoughtfully designed to provide comfortable and contemporary living, featuring two double bedrooms, including a principal suite with its own en-suite shower room for added privacy and convenience. A further modern shower room serves guests and the second bedroom. The open plan kitchen, dining, and living area is the heart of the home, boasting a fully equipped kitchen with integrated appliances, ample storage, and a spacious dining area, all seamlessly connected to a bright and airy lounge, perfect for relaxing or entertaining. Large windows frame views of the coastline, creating a tranquil and inviting atmosphere throughout. The property is fully equipped and ready to move into, making it an ideal turnkey solution for buyers seeking a hassle-free holiday home or investment. Additional features include a private driveway with an electric charging point (EC point) for convenient parking and sustainable living. Residents enjoy exclusive access to a range of premium on-site facilities, including an indoor swimming pool, a well-equipped gym, and a relaxing sauna, providing a resort-style living experience all year round. Golf enthusiasts will appreciate direct access to the adjacent golf course, offering the perfect opportunity to enjoy a round at their leisure. The chalet's layout and furnishings have been carefully selected to maximise comfort and practicality, ensuring every stay is enjoyable and stress-free. Whether you are looking for a personal holiday retreat or a property with excellent rental potential, this detached holiday lodge combines luxury, convenience, and an enviable location. With its exceptional specification, sea views, and use of extensive facilities, this property represents a unique and desirable opportunity on the market. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

Entrance Hall

Double glazed window and door to side. Double storage cupboard housing the central heating boiler. Fitted shoe cupboard, radiator and inset ceiling spotlights. Doors to:

Open plan lounge/kitchen/diner

5.94m x 3.84m

Kitchen/dining area

Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over. 1.5 bowl sink unit with mixer tap. Fitted electric oven with microwave above, 5 point gas hob with concealed extractor over. Concealed integrated fridge/freezer, washing machine and dishwasher. Double glazed windows to both sides and skylight. Radiator, inset ceiling spotlights.

Lounge area

Double glazed windows to both sides, double glazed windows and patio doors to front enjoying sea views. Log effect electric fire, radiator and inset ceiling spotlights.

Bedroom 1

3.12m x 2.69m

Full height double glazed window to side enjoying some countryside views. Radiator. Walk-in wardrobe with hanging rail, shelving and sensor light. Sliding mirrored door to:

En-suite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with mains shower, low level WC and circular wash hand basin with mixer tap set into vanity unit with drawers below. Double glazed window, radiator, inset ceiling spotlight and extractor fan.

Bedroom 2

2.44m x 2.18m

Double glazed window, fitted wardrobe, inset ceiling spotlights.

Shower room

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with drawers below. Double glazed skylight, extractor fan, inset ceiling spotlight and radiator.

Agents notes

This is a holiday lodge and can only be used as a 2nd home. Buyers must have a main residence elsewhere. The site facilities include an indoor swimming pool, gym and sauna. There is also an on site beautician and the 'Bucket and Spade' restaurant and bar with an outdoor terrace enjoying spectacular sea views. There is access to the nearby golf course but this has to be booked at reception. Holiday letting is allowed but can only be holiday let through Coast View.

We have been informed by the owner that there are approximately 26 years left on the licence and the site fees are just below £8,000 p/a.

Garden

A spacious decked terrace enclosed by glass and wooden panels located to the front and enjoying sea views. The terrace extends around the side of the property where you can also enjoy partial countryside views. The terrace also comes equipped with the patio set shown in the photos.

Parking - Driveway

A double driveway with EC charging point is located at the front of the property.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £8,000.00

Price: Starting Bid £50,000

Property Type: Lodge

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

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