

Hoburne Holiday Lodge (K18)

Devon Bay Holiday Park, Grange Road, Paignton, Devon, TQ4 7JP





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Beautifully Appointed Holiday Lodge Overlooking Clennon Lakes
Located on Family & Dog Friendly Park with a Large Range of Facilities
Lodge comprises 3 Bedrooms, Shower Room & En-Suite Cloakroom, Decking with Hot Tub
Successfully Let for 44 Weeks PA Generating Circa 10k PA Income
The Lodge can be used as Private Residence for up to 48 Weeks

DESCRIPTION

Hoburne Devon Bay Holiday Park is located in Goodrington near Paignton on the English Riviera. The park is dog-friendly and offers a range of facilities to include an entertainment & restaurant complex, adventure golf, soft play area, sauna, steam room, heated indoor and outdoor pools and convenience store. The park also acts as a great base for visiting the local attractions such as the many beaches, theme parks, coastline walks and Zoo. Making this a perfect place for a family holiday.

St David, Lodge K18, is an immaculate 3 bedroom holiday lodge which has been let to tourists for 44 weeks of the year for the past 3 years. This has generated a net income of circa £10,000 per annum with the lettings being managed by the Hoburne Management Team. The Lodge may also be used as a private residence for up to 48 weeks of the year. The park is open to the public for 11 months of the year closing for January, however weekend stays are allowed during this time.

Ref No: 4756

Offers in the Region of £47,000 Leasehold

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The Lodge accommodation comprises:-

Obscure uPVC double glazed door opening to:-

SPACIOUS LIVING ROOM

Made up of the lounge, kitchen and dining area.

LOUNGE AREA

11' 8" x 9' 7" (3.55m x 2.92m)

With a wood effect fireplace and fuel effect electric fire. uPVC double glazed sliding patio doors and side window onto a private composite decked area, featuring an inset hot tub and having a fabulous view over the Clennon Lakes & Woodland. Further window to side. Range of fitted wall and full height display & storage units.

KITCHEN/DINING AREA

11' 8" x 7' 8" (3.55m x 2.34m)

Fitted with light coloured base cupboards and contrasting worksurfaces, matching eye level units, display shelving and microwave unit. Inset 1½ bowl stainless steel sink unit with brushed monobloc mixer taps. Space for gas cooker with extractor hood over. Further extractor vent. uPVC double glazed window to side. Separate full height, matching storage unit, housing larger fridge with freezer below and storage unit beside for ironing board and cleaning utensils. Carbon monoxide detector. LED pendant lighting. Door opens to:-

INNER HALLWAY

Doors off to all rooms. Storage cupboard housing gas boiler for hot water and central heating system.

BEDROOM 1

11' 7" x 6' 8" (3.54m x 2.04m)

Fitted with built-in wardrobes with mirrored fronts, drawers and small dressing area with shelving & TV bracket. Bedside units with fitted headboard and 'his & her' courtesy lights. uPVC double glazed window to rear. Recessed ceiling lighting. Door to:-

PRIVATE CLOAKROOM

Close coupled WC. Pedestal wash basin, Obscure uPVC Obscure double-glazed window, extractor vent, flush LED ceiling light.

BEDROOM 2

6' 5" x 5' 7" (1.96m x 1.70m)

uPVC double glazed window to side. Radiator. Wall mounted wardrobe unit with hanging rail. Flush LED ceiling light.

BEDROOM 3

8' 3" x 5' 7" (2.51m x 1.69m)

Fitted wardrobe with hanging rail and storage cupboards & drawers below. Radiator. Headboard with courtesy light. Flush LED ceiling light.

SHOWER ROOM

Walk-in shower cubicle with thermostatic mixer unit, rail and shower head. Vanity unit with inset wash hand basin and mirrored unit over. Shaver point and shelving. WC, obscure uPVC double glazed window side, extractor vent, flush LED ceiling light.

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OUTSIDE

The lodge is approached via a uPVC gate to a composite decked walkway leading to the private rear decking area with UPVC balustrading. Outside courtesy light. To the rear is the composite decked patio area with hot tub providing a beautiful open outlook overlooking the Clennon Lakes & surrounding Woodland.

GENERAL INFORMATION

TENURE

We have been informed the Lodge is held on a License until 2035. At this point the Lodge either has to be replaced with a new one or the Lodge can be removed from the park.

ANNUAL RUNNING COSTS & PITCH FEES

£7,711.20 for year end 31st March 2024. This includes park maintenance 7 days a week, reception & administration services, maintenance and upkeep of the grass, landscape and roads, refuse collection, heating of indoor and outdoor pools. Hoburne Holiday Letting Managing Fees are 22% of the gross booking value. The net profit after all charges and expenses have been taken out of the gross rental fees is approximately £10,000 a year.

SERVICES

Non-domestic rates, water & Sewage until 31st March 2024 £784.54. Electricity is metered. The gas is supplied via bottle which costs £90 with the usage being metered twice a year.

WHAT3WORDS ///SHOT.WIZARD.RUNNER

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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