



**Lake View Rise, Highampton, Beaworthy**  
**£77,500**

godfrey short & squire





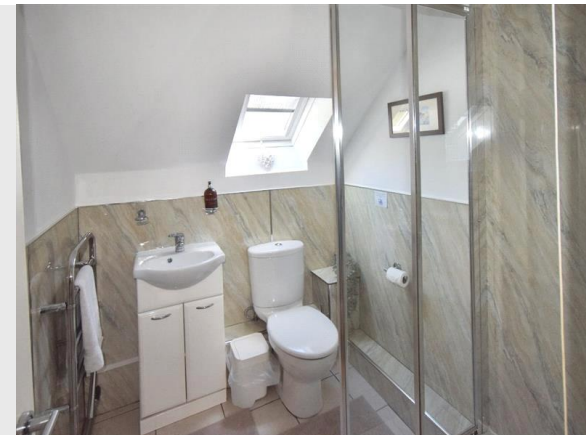
# 1 BEDROOM SEMI-DETACHED BUNGALOW FOR SALE

## SUMMARY

SEMI-DETACHED, FULLY FURNISHED, ONE BEDROOM BUNGALOW OFFERING IDEAL HOLIDAY ACCOMMODATION IN A RURAL LOCATION WITH ON SITE FACILITIES OF INDOOR HEATED SWIMMING POOL AND A COARSE FISHING LAKE.

## FEATURES

- Holiday Home Income Potential
- Heated Swimming Pool
- Fishing Lakes
- South Facing Decked Veranda
- 30 Minutes to Bude
- Idyllic Rural Setting
- Direct Access onto The Ruby Way
- Small Development of 14 Properties





## DESCRIPTION

Privately owned development set within 3.5 acres providing direct access on to The Ruby Way which offers a safe space to walk and cycle with many routes and trails. The fully furnished holiday home has full use of all the site facilities. Making it a great place to enjoy some time in the countryside. The North Cornwall seaside town of Bude is a 30 minute drive and is well known for its great beaches and surfing. The site is owned by Lake Rise Owners Associated Ltd of which each property is the owner of one share.

Council Tax Band: A (Torridge District Council)

Tenure: Freehold

A annual service charge of £5500 is payable to the Management Company First Port towards the maintenance of the site this also includes all electricity & water for the property. For more details please contact the office.

### Open Plan Living Space

w: 3.7m x l: 4.8m (w: 12' 2" x l: 15' 9")

### Living room

Living area with double glazed French doors opening onto the south-facing decked area.

### Kitchen

Matching floor and wall units. Integrated dishwasher & fridge. Built -in oven with hob and extractor fan over.

### Bedroom

w: 2.7m x l: 2.6m (w: 8' 10" x l: 8' 6")

### Shower room

WC, vanity wash basin. Shower cubicle with electric shower and heated towel rail.

### Outside

South facing decked veranda with south facing aspect where you can sit and enjoy the stunning views of the surrounding countryside and Dartmoor beyond. To the side of the property there is a single parking space and additional off-road parking for guests is also available.

### Site Amenities

### Swimming Pool

Indoor heated swimming pool with changing room facilities.

### Play Area

A outdoor play area for children.

### Fishing Lake

Well-stocked fishing lake. The lake is for residents and quests only.

### Laundry Room

Washing machine facilites.

### Services

Mains water and electricity. Private drainage and WIFI broadband.


### Directions

On approaching Highampton from Hatherleigh on the A3072 follow the road round a sweeping left-hand bend and proceed along the road. On the right hand side is The Archery Centre. On the opposite side of the road there is a turning leading to Lake View Rise. Proceed straight ahead and Number 2 is the first property on the left.



# GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and are not intended to be used for any other purpose. The plan is for illustrative purposes only and should not be used as a guide to any prospective purchaser. The services, fixtures and appliances shown have not been tested and are provided as is. No responsibility is accepted for any errors or omissions. Please contact the agent for more information.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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