



LANDSCOVE HOLIDAY PARK, BRIXHAM, TQ5  
£169,950 LEASEHOLD

## IMMACULATELY PRESENTED LODGE PARK HOME WITH SEA VIEWS AND PARKING CLOSE TO BERRY HEAD NATURE RESERVE

Torbay | 01803 444 595 | [torbay@winkworth.co.uk](mailto:torbay@winkworth.co.uk) 37 Fore Street, Brixham,  
Devon, TQ5 8AA

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## SUMMARY:

This superb lodge home located at Landscope is being offered to the market with No Onward Chain. Offering a generous Open Plan Kitchen/Lounge/Diner with Sea Views, Two Double Bedrooms with master En-suite and Walk In Wardrobe, Shower Room and separate utility Room. The property is presented in immaculate condition with an array of upgraded features and modern appliances and as such would provide a very low maintenance Investment Opportunity either for Holiday Letting or as a Second/Holiday Home.

## ACCOMMODATION

Steps rise to a private and gated deck. - Leading to:

uPvc Obscure Glazed Front Door - Leading into:

**Open Plan Kitchen/Living/Dining Area - 20'11" x 19'4"** (6.38m x 5.9m) Max Measurements. A generous and bright Triple Aspect Open Plan Area with plenty of space for seating and dining. Ideal for relaxing and making the most of the Sea Views as double bi-fold doors fully open to allow access onto the wrap around balcony. Between the bi-fold doors is a centre feature wall with wall hung television above and smart inset Dimplex Flame Effect Fire below. The kitchen area is a feature in itself and benefits from both a fitted range of wall and base units with complimentary square edge worktop over and incorporating integrated Fridge/Freezer, Dishwasher, Single and Microwave Eye Level Ovens and Wine Fridge but also a separate Island with inset hob, single touch rising extractor and also accommodating a breakfast bar.

**Utility Room - 8'1" x 4'11"** (2.46m x 1.5m) Max Measurements. An extremely useful room fitted with both wall and base units, complimentary worktop and inset sink. Under counter washing machine. Full height cupboard housing the Morco gas combination boiler which supplies both the heating and hot water throughout. This area would also be ideal for indoor drying during the winter months.

**Master Bedroom - 11'6" x 10'4"** (3.5m x 3.15m)

Another generous and bright room with double sliding doors giving side access out to the balcony. Additional Wall lights to either side of the bed and complimentary matching bedside tables. Wall Mounted Television. Double mirrored sliding wardrobe doors give access into a Walk-In Wardrobe that offers plenty of storage, drawer and hanging space but also a Dressing Table and Stool with mirror above and feature downlit glass shelving to either side.

**Master En-Suite - 8'11" x 7'6"** (2.72m x 2.29m) A real feature of this property is this extremely well appointed Master En-suite. Offering a four-piece suite comprising corner shower, double ended bath with shower attachment, low level WC and wall-hung wash hand basin with storage. Double heated radiators and skylight window above.

**Bedroom Two - 9'11" x 7'6"** (3.02m x 2.29m) A Twin Room with useful centre storage shelf and drawer. Additional Feature Wall Light above. Wardrobe with both storage space and hanging rail. Wall Mounted Television.

**Shower Room - 8'1" x 4'7"** (2.46m x 1.4m) Another impressive Room with double walk In Shower to One End with both Rain Shower Above and Forward-facing Shower Below. Wall-hung wash hand basin with splashback, feature light up vanity mirror above and drawer storage below. Low Level WC.

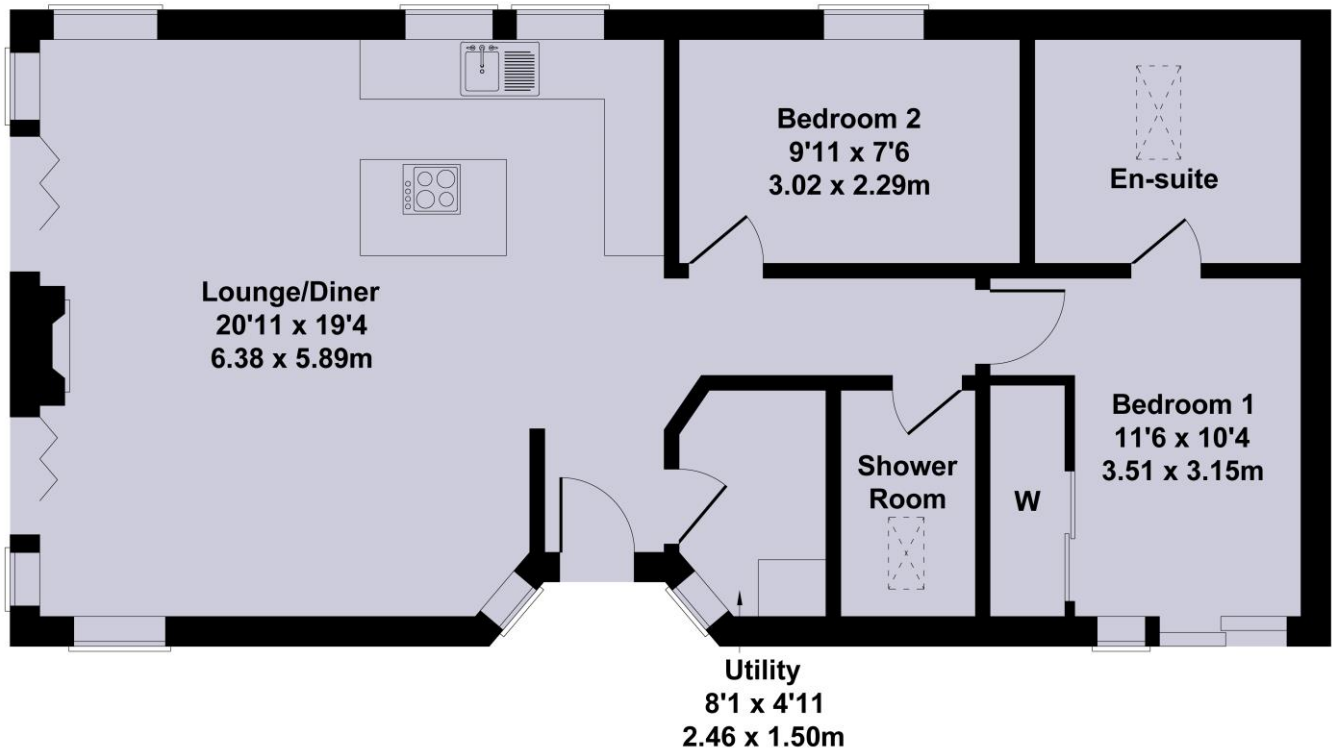






# Landscape Lodge B26

Approximate Gross Internal Area  
802 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Torbay | 01803 444 595 | [torbay@winkworth.co.uk](mailto:torbay@winkworth.co.uk)  
37 Fore Street, Brixham, Devon, TQ5 8AA

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.