

"A Business Built Upon Recommendations!"



Co6 Webland Farm, Avonwick, TQ10 9EX

Offers in the region of £19,950

**** £19,950 ** NEW TO THE MARKET WITH THE SARAH DUNN & CO HOLIDAY & LODGE DEPARTMENT THIS AFTERNOON ** A REALLY LOVELY FAMILY HOLIDAY HOME WITH STUNNING VIEWS OVER AND cushioned by the Dartmoor National Park ** immaculate ** Extended veranda and decking " WELL PRESENTED & MAINTAINED ** 25 MINUTE DRIVE FROM CORNWALL ** FOUR PAWS FRIENDLY ** 12 MONTH HOLIDAY SEASON ** PERFECT SECOND HOME ** LOW SITE FEE'S £4127.17 ** ** OFFERS IN THE REGION OF £19,950 ** ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A WEEK ****

**** 2 BEDROOM 2019 " ABI BEVERLEY" ** GAS RADIATOR CENTRAL HEATING VIA A COMBINATION BOILER**

**** DOUBLE GLAZING ** EN SUITE CLOAKROOM TO THE MASTER BEDROOM ** SITUATED WITHIN A SHORT DRIVE OF THE MOST SOUGHT AFTER COASTAL MARKET TOWN OF "TOTNES"**

GENERAL DESCRIPTION



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WEBLAND FARM



If you are looking for a South Devon luxurious holiday lodge/second home as a peaceful and prestigious peaceful country retreat then Webland will meet all your needs. Webland Farm is a quiet well planned park with beautiful grounds and delightful views across Dartmoor cuddled and surrounded by acres of South Devon countryside of outstanding beauty. The peaceful environment Webland creates a sense of well being and relaxation. It attracts holiday home owners who appreciate the peace and quiet above everything else. Webland is designed and created as a peaceful relaxing holiday "Bolt - hole. It is a place to relax and unwind. From the moment you leave the A38 and turn into Webland Lane, you know you have arrived in the middle of the South Hams countryside. Surrounded by two areas of natural beauty, South Devon and Dartmoor National Park, the park is at the centre of one of the most attractive regions in the country. Webland is ideal for both the short term get away from it all " weekend break" and for the more extended holiday home/second home for more extended stays. It is also a great holiday park to come throughout the year to enjoy the changing seasons. You can use your holiday home at any time as the Park is always open. The Park is four paws friendly !



This beautiful Park enjoys ease of access to the most popular affluent Market Town of "Totnes". Totnes is a tourist hotspot and a civil parish at the head of the estuary of the River Dart in Devon, England, within the South Devon Area of Outstanding Natural Beauty. The coast is 15 miles away, and Dartmoor National Park provides beautiful views on the park. There is a splendid array of charming market Towns to explore including Ashburton, Kingsbridge other features include riverboat cruises, steam railways, fishing, golf and National Trust properties. Bigbury is close by and is very popular with holiday home owners at Webland Farm and well known for its sandy beach, coastal walks and picturesque golf course. Other attractive coastal towns include Salcombe, Dartmouth and Brixham.

LICENSE AGREEMENT & LOCATION



This lodge has what is known legally as a "LICENSE AGREEMENT". This property is not Leasehold. 12 MONTH SEASON ** SITE FEES ARE £ 4127.17, Situated in within open countryside and surrounded by the Dartmoor national park on the Devon/Cornwall border within a short distance of beautiful beaches and areas of outstanding beauty.



KITCHEN/DINING ROOM



LOUNGE



KITCHEN/DINING ROOM



LOUNGE



LOUNGE



INNER HALLWAY



LOUNGE



BEDROOM 1



BEDROOM 1



EN SUITE CLOAKROOM



BEDROOM 2



FAMILY SHOWER ROOM



FAMILY SHOWER ROOM



OUTSIDE



OUTSIDE

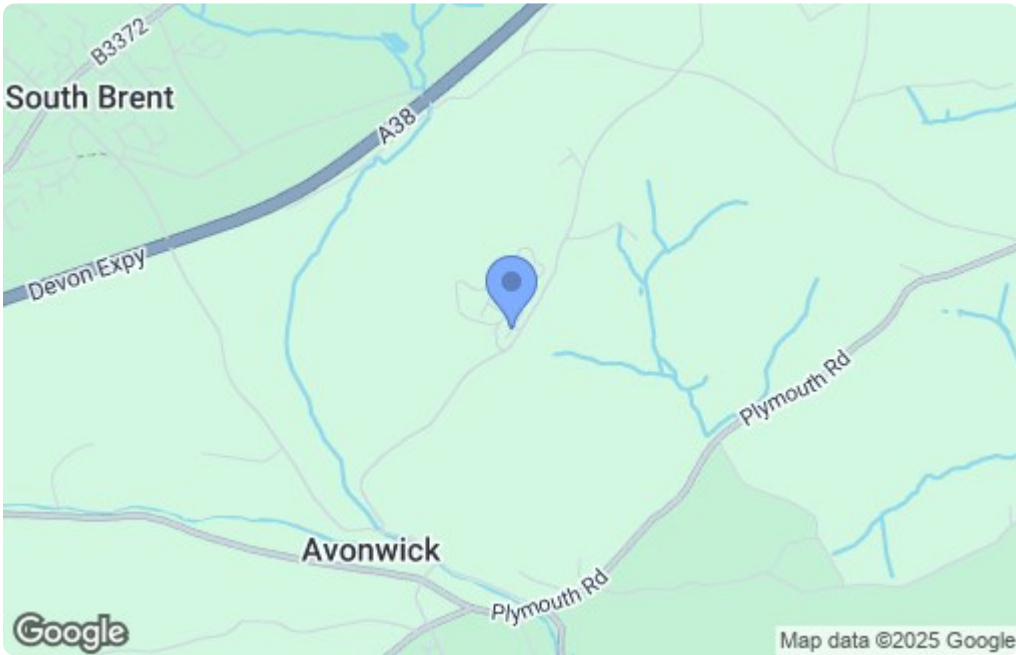


OUTSIDE



OUTSIDE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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