

STAGS

Landscove Holiday Village, Gillard Road

Landscove Holiday

, Brixham, TQ5 9EP

A stunning holiday lodge in one of Devon's most scenic locations.

- Two double bedrooms
- Private decked terrace
- Allocated Parking
- Beautifully presented holiday lodge
- Personal retreat or investment opportunity
- Use of on site facilities and entertainment

Asking Price £45,000

DESCRIPTION

Nestled within a sought-after holiday park on the outskirts of picturesque Brixham, this beautifully presented holiday lodge offers the perfect coastal retreat, combining comfort, style and convenience in one of South Devon's most desirable locations.

The accommodation is thoughtfully arranged and features a bright and spacious open-plan living area with comfortable lounge seating, a well-equipped fitted kitchen and dining space, ideal for relaxing with family and friends. The lodge provides well-proportioned bedrooms and a modern shower room, creating a welcoming environment for both short breaks and extended stays.

Outside, the property benefits from a private decked seating area, perfect for enjoying the Devon sunshine, al fresco dining or unwinding after a day exploring the coastline. Residents and guests can also enjoy the attractive surroundings and facilities available within the holiday park.

Ideally situated, the lodge is within easy reach of Brixham's bustling harbour, waterfront restaurants, independent shops and cafés. The stunning South West Coast Path, beautiful beaches and numerous local attractions are also close by, making this an excellent base from which to enjoy all that the English Riviera has to offer.

Whether you are seeking a personal holiday escape or a potential holiday let investment, this charming lodge presents an excellent opportunity to own a slice of the South Devon coast.







LOCATION

Situated within the popular Landscove Holiday Village on Gillard Road, Brixham, this holiday lodge enjoys a superb coastal setting on the edge of the stunning Berry Head Nature Reserve, one of the English Riviera's most spectacular beauty spots. Residents and visitors can enjoy breathtaking coastal walks, dramatic sea views and easy access to some of South Devon's most picturesque beaches and attractions. The bustling fishing port of Brixham Harbour, renowned for its waterside restaurants, cafés, independent shops and marina, is approximately 1 mile away, while Breakwater Beach and Shoalstone Seawater Pool are within around 0.5 miles. The nearby Berry Head Nature Reserve is virtually on the doorstep, offering miles of scenic walking trails, wildlife habitats and panoramic views across Tor Bay.

The wider English Riviera is easily accessible, with Paignton approximately 6 miles away and Torquay around 9 miles away, providing additional shopping, leisure and transport facilities. Regular bus services operate from Gillard Road and Brixham town centre, connecting to Paignton and Torquay, whilst Paignton Railway Station offers mainline connections to Exeter, Plymouth and London. Exeter Airport is approximately 24 miles away, making the area readily accessible for holidaymakers travelling from further afield. The location perfectly combines peaceful coastal living with convenient access to Devon's beaches, harbours, countryside and year-round attractions.

UTILITIES AND LEASE

MAINS: Water, Electricity.

- Private drainage connected to an on site pumping station.
- Private LPG gas tank.
- Ultrafast Wi-Fi for £15 a month.
- Water is free of charge
- Gas is charged at £2.08 per m3
- Electric is charged at £0.36 per KWh
- Annual Ground Rent is £6354.56 + VAT
- Ground lease end date is 1st February 2042







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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