



37 Cedar Park Bovisand Lane

Down Thomas, Plymouth, PL9 0AE

£149,950



Superb detached chalet situated in Cedar Park, Bovisand enjoying incredible sea & coastline views over the breakwater towards Cawsand & Kingsand. The accommodation briefly comprises living room, fitted kitchen, bedroom & bathroom. Gardens & patio areas taking advantage of the views. uPVC double-glazing. No onward chain.



CEDAR PARK, BOVISAND, PL9 0AE

ACCOMMODATION

uPVC obscured double-glazed front door opening into the living room.

LIVING ROOM 13'11 x 7'9 (4.24m x 2.36m)

Two uPVC windows with fitted blinds to the front elevation to take advantage of the lovely views. Open-plan access through into the kitchen. Doorway leading into the bedroom.

KITCHEN 7'11 x 5'8 (2.41m x 1.73m)

Fitted with a range of base and wall-mounted cabinets with matching fascias. Stainless-steel single drainer sink unit. Space for fridge. Space for cooker. Consumer unit. uPVC double-glazed window with a fitted blind to the side elevation. Doorway opening into the bathroom.

BEDROOM 7'4 x 7'10 (2.24m x 2.39m)

Range of built-in cupboards. uPVC double-glazed window with fitted blind to the side elevation.

BATHROOM 13'2 x 3'2 (4.01m x 0.97m)

Tiled shower with shower system, rail and curtain, wc and wash handbasin. Dual aspect with uPVC double-glazed windows to the rear and side elevations. Storage cupboard. Medicine cabinet. Waterproof panelling to the walls.

OUTSIDE

In front of the chalet the garden is laid to lawn with shrubs and bushes. To the side elevation there is a generous patio area together with a paved area to the other side elevation. At the rear of the chalet there is a further paved area along with a storage shed and outside tap.

COUNCIL TAX

South Hams District Council
Council tax band A

AGENT'S NOTE

The whole plot is freehold.

There are 100 chalets and each owner has a 1% ownership of the site.

There is a maintenance fee of £300 per annum which is paid to the management board and this covers maintenance of the water system, water rates and the maintenance of the site.

You can change aspects of the chalet as long as it's not too drastic - there are people doing building work all the time.

There is a communal septic tank situated in the car park and this is included in the £300 annual management fees.

There is a surplus in that fund that the management are hoping to use to buy the field behind.

The site is closed January and February so although you can visit during the day you cannot stay overnight.

As an owner you would have use of the car park and the property can be used as a holiday let for a maximum of 30 weeks. There are additional charges if you let the property out.

Area Map



Floor Plans

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