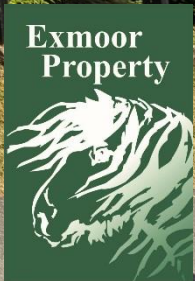




Two Little Ducks,
Lynbridge, Lynton



Two Little Ducks, Lynbridge, Lynton, Devon EX35 6NS

Imagine lazy days, by a pristine river, in the Exmoor National Park. Get in touch with nature with this delightful two-bedroom holiday lodge. Set on a stunning, 12-month site next to the West Lyn River, just outside Lynton & Lynmouth. It comes fully furnished, with parking - and a massive 34 years remaining on the licence.

Two bedrooms (double & twin). Fully fitted kitchen & bathroom. Outside decking. Excellent pub nearby (Thai & English food). Fantastic walking, from the door. Pretty harbour & beaches nearby. Dogs are welcome. Double-glazing, Central Heating & Parking. Holiday let for income, and enjoy holidays for free!.

Price: £75,000

with doors to two bedrooms, open plan living & kitchen area.

Open-plan Kitchen/Living Room

Kitchen area

A fully-fitted kitchen, integrated gas oven with LPG gas hob and fridge with worktops and matching breakfast bar with stools.

Living room area

Services

Electricity, water and drainage supplied by the Holiday Site operator, at cost, and billed quarterly. Hot water and central heating by gas boiler. Rates are offset under the Retail, Hospitality & Leisure Relief. (Currently £76 pa.)

Holiday Letting

The current owners choose to holiday let the lodge. Income averages around £10,000 a year, after letting agency fees. Cleaning and turn-round fees are £110 per turn-round, including welcome pack. (Figures

Dual-aspect double-glazed windows.. Double-glazed French doors to outside deck.

Bedroom One

Double room with fitted wardrobes and bedside tables.

Bedroom Two

Twin room with fitted wardrobes and bedside tables.

Bathroom

Three-piece bathroom suite, including: panel-enclosed bath with shower over; wash basin; low-level flush WC.

Outside

Triangular deck, with wooden balustrade and space for a table and chairs. Ideal for outdoor dining and for spotting local wildlife.

Parking

A single parking space beside the lodge.

Licence

The lodge has 34 years remaining on the site licence. (Ask agent for for full list of costs and expenses.)

showing income and expenses can be provided by the agent, after viewing the lodge.)

For details and viewings, contact sole agent

Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: info@exmoorproperty.com

exmoorproperty.com

zoopla.co.uk

rightmove.co.uk



Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.

