



**5 THE LODGES, BUCKS CROSS, EX39 5DU**

**£79,950**

A superbly presented 2 bedroom holiday lodge with large veranda and 2 designated parking spaces, set within a popular resort offering a range of on-site facilities including club house, restaurant & bar, play areas, sports court and swimming pools together with access to the South West Coast Path.

This superbly presented lodge is offered with an excellent selection of furnishings and appliances whilst benefiting from gas central heating and uPVC double glazing throughout.

Open concept living provides ample space for dining and relaxation around a focal point fireplace alongside a well equipped kitchen.

There are two bedrooms, the master with en-suite and walk-in wardrobe whilst the bathroom includes a bath with shower over.

Externally a large deck with glass balustrade provides an excellent space to unwind and fire up the barbeque during warm summer nights.

Bideford Bay has a range of facilities to enjoy, with the club house providing a variety of entertainment and activities whilst the Manor House Bar & Restaurant offers a great dining option and chance to refuel after a day exploring the coast & neighbouring villages.

There are both indoor & outdoor pools (seasonal opening) alongside play areas, sports court & mini golf together with access to the South West Coast Path & scenic walks.

**Leasehold:** 43 Years remaining. Please note that the property is for holiday occupancy/income only and cannot be the owner's main residence.

**Ground Rent/Site Fees:** 2024 rate of £7676 (Payable in 10 monthly instalments).

**Water Rates:** £252.73 per annum

**Electricity** invoiced quarterly by Parkdean.

**Services:** Mains electricity & water.  
LPG fuelled central heating.

**Energy Performance Certificate:** Exempt

**Council Tax:** N/A

NB: Business Rates may be applicable for those generating an income via holiday letting.

Approx. 93.1 sq. metres (1002.5 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

The Property  
Ombudsman

