



**49 PARKLANDS, BUCKS CROSS, EX39 5DU**

**£40,000**

A modern 2 bedroom 'Expression' static caravan sleeping 4-6 people, situated on the popular Bideford Bay holiday park boasting a large deck with views towards the coast, contemporary open plan lounge/kitchen/diner and shower room. Benefiting from mains gas and parking in the communal parking area.

The 'Expression' static caravan offers a classic open plan layout with contemporary finishing touches to feel like a home-from-home, whilst being conveniently located at Bucks Cross with easy access to local attractions and beaches, along with the amenities and entertainment provided at the Bideford Bay Holiday park site.

49 Parklands boasts a great position with a large raised deck looking out towards the coast, perfect for those sunny holidays in North Devon.

A contemporary kitchen is fitted with all essential appliances including an electric oven and integrated fridge/freezer, whilst there is plenty of space for a dining area as you enter the caravan. A neutral colour scheme and quality finish is present throughout the caravan.

The remainder of the open plan living consists of a comfortable lounge with built in storage and feature fireplace. A large raised deck is accessed via patio doors, making the most of the beautiful views towards the coast.

The 2 bedrooms are made up of a twin room and master bedroom, boasting a large dressing room perfect for hiding away the suitcases so you can enjoy your stay away!

The main shower room comprises a contemporary white suite shower cubicle, WC and wash basin.

Parking is located opposite the caravan.

#### Licence

The Caravan comes with a pitch licence valid until 2038.

#### Fees

Fees payable amount to £7369.06 per annum, paid direct to Parkdean. (Correct as of 2024)

#### Services

Mains Gas, electricity, water & drainage.

#### Energy Performance Certificate

EXEMPT

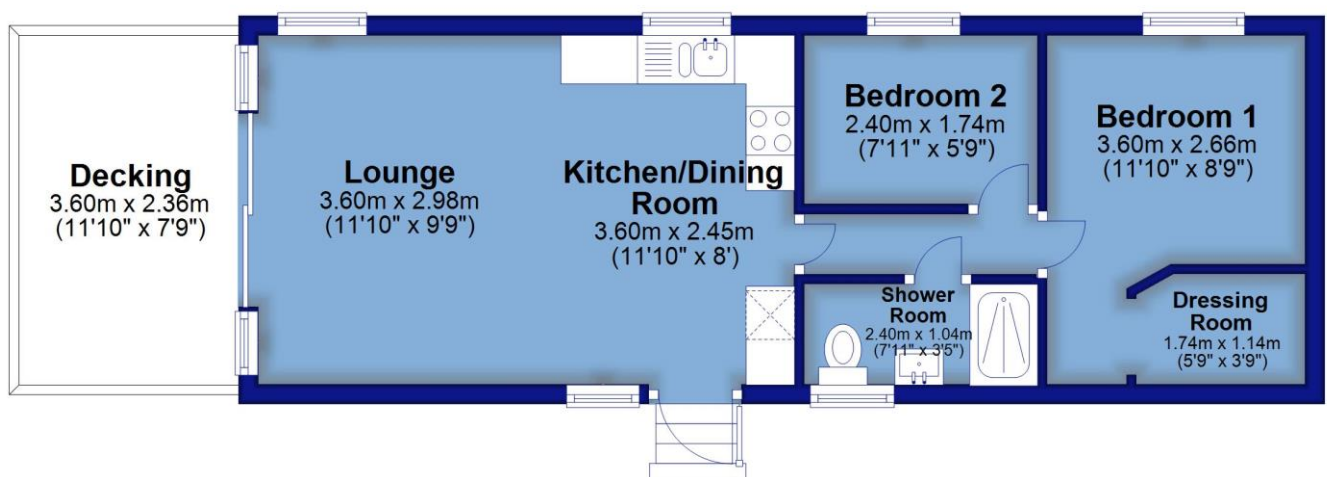
#### Council Tax

EXEMPT



### Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 38.8 sq. metres (417.7 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

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