



**15 GLADE, BUCKS CROSS, EX39 5DU**

**£50,000**

A modern 3 bedroom 'Grasmere' static caravan sleeping 6-8 people boasting a large raised deck with fantastic views over the North Devon Coast. Situated on the popular Bideford Bay holiday park comprising a contemporary open plan lounge/kitchen/diner, 3 bedrooms and a modern shower room. Benefiting from LPG gas heating and parking in the communal parking area.



The 'Grasmere' 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.

15 Glade boasts a desired position with a large raised deck looking out towards the coast, the ideal spot to enjoy your morning coffee and relax in the sun.

A contemporary kitchen is fitted with all essential appliances including a gas oven and tall standing fridge/freezer, whilst a built-in dining table and benches provides a great social hub for dining and games. 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 part of the sofa pulling out into a sofa bed.

The 3 bedrooms are made up of 2 twin rooms and master bedroom housing a double bed, each benefiting from built in wardrobes.

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

A second WC is adjacent, handy for large families staying with little ones.

A large raised deck is accessed via French doors from the lounge, making the most of the beautiful views towards the coast.

Parking is located closeby.

### Licence

The Caravan comes with a pitch licence valid until 2040.

### Fees

Fees payable amount to £7,564.29 per annum, paid direct to Parkdean. (Correct as of 2024)

### Services

Mains electricity, water & drainage. LPG gas.

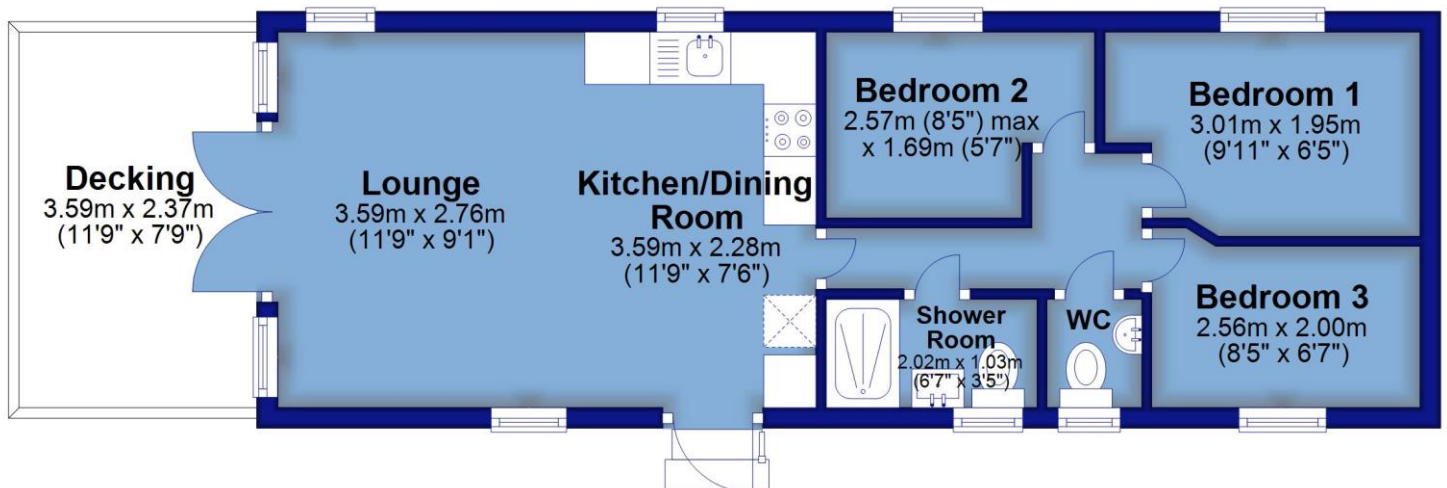
**Energy Performance Certificate: EXEMPT**

**Council Tax: EXEMPT**



## Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 39.1 sq. metres (421.1 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.

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