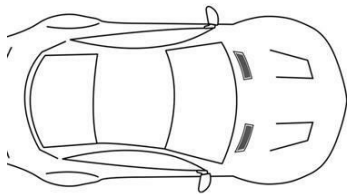
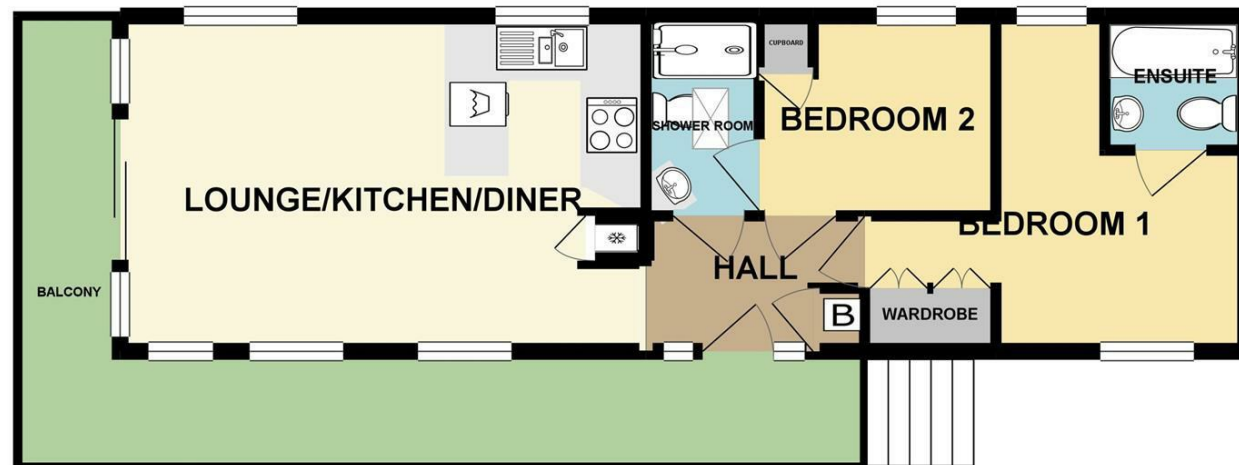


GROUND FLOOR 461.08 sq. ft.  
( 42.84 sq. m. )



TOTAL FLOOR AREA : 461.08 sq. ft. ( 42.84 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the centre of the village and at the traffic lights and crossroads turn left signposted Croyde and Saunton. Continue along this road for approximately 5 miles and enter the village of Croyde. At the centre, follow the road around to the left into Jones's Hill, proceed ahead up the hill turning into left into Moor Lane, continue for approximately 300 yards where the entrance to Ruda Holiday Park is located on your right hand side. Follow the signs to Bracken Park upon entering the complex.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Ideal Investment Opportunity 'Popular Coastal

Guide Price

Ruda Holiday Park, 227 Bracken Park Moor Lane, Croyde, Braunton, Devon, EX33 1NP

**£38,000**

- Sound Investment Opportunity
- Popular Coastal Resort
- Within Minutes To Beach
- Well Presented Throughout
- 2 Bedrooms
- Open Living Arrangement
- Designated Parking
- Veranda Sun Terrace
- Must Be Viewed





## Overview

A rare and exciting opportunity to acquire an extremely well presented and deceptively spacious 2 bedroom static home, situated within the popular Ruda Holiday Park being within in one of the region's most sought after coastal villages. This is sure to appeal to those seeking an easy to run holiday home retreat from which an excellent income can be achieved. This particular style of dwelling is an Atlas 'Image' 2' having 2 bedrooms and will accommodate 6 people which offers extremely comfortable accommodation and benefits LPG gas central heating and is fully double glazed.

The agents advise an early inspection to appreciate this exceptionally well presented accommodation which comprises, entrance hall serving all rooms with cupboard housing boiler feeding central heating systems. The bright and spacious triple aspect lounge kitchen diner enjoys a modern open plan arrangement with far reaching views towards Croyde beach in the distance. This spacious room has fitted shelving incorporating further fitted cupboards along with attractive contemporary gas fire with pebble mount. The kitchen has a range of base and wall units with rolled top working surfaces along with inset 1.5 bowl stainless steel sink unit. There is a gas oven with 4 ring hob over, along with integral appliances to include washing machine and fridge freezer. From the inner hall there access to a well appointed shower room, with shower enclosure and mixer bar fed directly from the mains, along with low level WC and wash basin inset onto vanity basin. The shower room has a door which leads to the second bedroom therefore, this can double up as a further en suite room if required. The master room is a well proportioned room having fitted wardrobes and vanity set. The en suite bathroom is a white suite which comprises, bath with shower mixer, low level WC.

There is a wrap around balcony verandah that provides a perfect space to sit outside and dine alfresco. There are a few steps that rise up leading to the entrance door located to the side. The balcony terrace at the far end enjoys a sunny facing aspect and will enjoy sunshine late into the evening. This area is gated and fully enclosed therefore, ideal for those with little children.

NB: Remainder of 15 year licence period granted on 14th March 2014. End of licence period 31st December 2031. (This was extended due to covid restrictions).

## Services

LPG heating, mains electric.  
Drainaae TBC

## Licence Details

Remainder of 15 year licence granted March 2014. Expires 31st December 2030.

Pitch fee £7,500 per annum

## EPC Rating

Exempt

## Tenure

Licence Agreement

## Viewings

Please contact the Branton branch on (01271) 814114.



## Room list:

### Lounge Kitchen Diner

5.66m x 3.71m (18'7 x 12'2)

### Bedroom 1

4.11m max x 3.71m (13'6 max x 12'2)

### En Suite

1.50m x 1.40m (4'11 x 4'7)

### Bedroom 2

2.57m x 2.13m (8'5 x 7'0)

### Shower Room

1.37m x 1.14m (4'6 x 3'9)

### Decked Sun Terrace

### Ideal Investment Opportunity

### Well Presented Throughout

### Special Bolt Hole Retreat