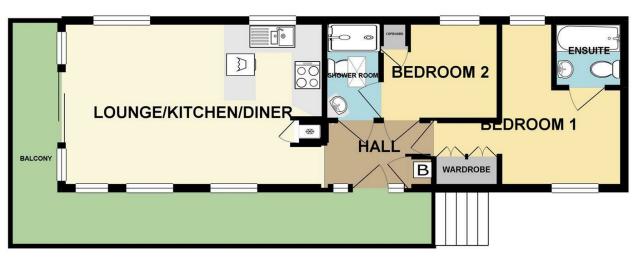
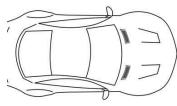




GROUND FLOOR 461.08 sq. ft. (42.84 sq. m.)





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

Whist 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 beet ensted and no guarantei as to their operability or efficiency; can be given. Made with Mericos (20019)

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.

Looking to sell? Let us value your property for free!

Call 01271 814114
or email braunton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.







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).



LPG heating, mains electric.
Drainage TBC

Licence Details

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

Pitch fee £7,500 per annum

EPC Rating

Exempi

Tenure

Licence Agreement

Viewings

Please contact the Braunton branch on (01271) 814114.





Situation

Ruda Holiday Park is a very sought after holiday resort situated within level walking distance to the beach and village centre. Croyde is renowned as one of the region's most visited holiday destinations, driven by the delightful sandy bay and excellent surfing. Close by is the larger beach at Saunton where there is also the acclaimed Saunton Golf Club with its two championship, links courses. The village has good pubs, excellent restaurants and a busy post office/ store.

Close by is the South West Coast Path with it's many miles of superb walks. Also close by is Braunton Burrows, one of the largest dune systems in the UK and is a UNESCO Biosphere, AONB. This is a great area for dog walking and exercise. Some of north Devon's most splendid countryside surrounds Croyde making this property an excellent opportunity to acquire a LIFESTYLE home which could also produce an excellent income stream as a holiday let.

Braunton is under 5 miles to the east and connected by a regular bus service. Here, there is an excellent range of amenities to cater for everyday needs including a Tesco's superstore and family run Cawthorne's Stores. There is a medical centre, public houses, churches, coffee shops and a good number of local shops and stores. Barnstaple, the regional centre of north Devon, is 5 miles from Braunton and provides further social amenities including a brand new leisure centre, The Queens Theatre and a cinema. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter, which picks up the main London Paddington route.

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

