



turners



Watermouth Lodges

Berrynarbor, EX34 9SJ

£175,000



26 Watermouth Lodges

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This superbly presented, detached, three bedroom lodge is like a home from home, with its own sun trap private garden and newly installed decking area perfect for Al Fresco dining on those warm summer evenings. All furnishings and fittings are included in the sale making this a 'turnkey' holiday home.

Internally it is finished to the highest of standards and really must be viewed to fully appreciate everything it has to offer.

Located on the grounds of the castle and overlooking the scenic Watermouth Bay, this property offers an exceptional investment opportunity. As well as being known for its peaceful serenity, the Park Life Resorts site also offers a large array of on site facilities including; a heated outdoor pool, kid's play areas, sea terrace bar and restaurant and woodland adventure walks.

Situated between Ilfracombe and Combe Martin, close to Berrynarbor Village with spectacular views over the picturesque Watermouth Cove, Watermouth lodges has one of the most envied backdrops of any park in the country. Renowned for its dramatic and beautiful coastline, vast woodland and golden sandy beaches North Devon is the perfect location to experience a large variety of attractions and activities.

This lodge type has seen income of over £25,000 over recent seasons, the lodge not only perfect for personal getaways but also a lucrative investment, promising a tidy annual return. Bookings for the 2024 season are already underway. The park can offer comprehensive holiday management services, offering owners the option for minimal involvement if desired. Additional details are available upon request.

- A spacious three double bedroom holiday lodge
- Private garden laid to lawn
- Allocated off road parking
- An abundance of on site facilities
- Outstanding holiday rental returns
- Newly installed (2023) decking area
- 125 year lease
- Finished to an incredibly high standard.

The dual aspect, open plan lounge area boasts ample comfortable seating and comes equipped with a stylish electric fire and a large 'Smart' TV, DVD and DAB radio / CD player with Ipod dock (30 pin).

The dining area can comfortably accommodate six people inside and is cleverly positioned by the French doors leading out on to the decking, where a further six people can dine if required.

The main bedroom comes with king size bed; TV; en-suite walk-in shower, toilet and washbasin.

There is a further double bedroom and a twin bedroom, all with ample storage.

The main bathroom has a jacuzzi whirlpool corner bath with shower over so you can relax with a glass of wine after a hard day at the beach.

The kitchen has a gas hob, electric oven and grill. Also included is a fridge / freezer, dishwasher, washing machine and microwave, as are all cooking utensils, crockery, cutlery, glassware, electric kettle, coffee maker and toaster.

Outside there is a decking area with table and chairs, and lawned area where you can soak up the Devon sunshine.

There is 119 years remaining on a 125 year lease.

The ground rent is reviewed every 3 years and is due for review this year. We expect that it will be set at about £3,000 which will then be fixed until August 2026 when it will be reviewed in line with RPI as set out in the property lease.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

