



turners



Cleavewood Heights

Golden Coast, Woolacombe, EX34 7HW

Asking Price £90,000



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Discover the perfect escape at Woolacombe's most sought-after holiday destination – Golden Coast Holiday Park. This beautifully presented two-bedroom static home is perfectly positioned to enjoy breath-taking countryside and sea views. Step inside to a stylish, modern interior featuring an open-plan lounge, fully equipped kitchen, and dining area – ideal for relaxing or entertaining. The spacious master bedroom boasts a private three-piece en-suite, while the second bedroom offers twin beds, perfect for family or guests. A separate, contemporary three-piece bathroom adds convenience and comfort.

Outside, unwind on the wrap-around composite sun terrace, designed for al fresco dining and soaking up the stunning surroundings. With allocated off-road parking, this home has everything you need for a peaceful coastal getaway. Whether you're looking for a holiday haven or a smart investment, this charming property ticks all the boxes.

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Open Plan Living Area 19'6" x 12'3" (5.96 x 3.75)

Step into a beautifully light-filled open-plan living area, designed to offer both comfort and style. The spacious lounge features direct access to the sun terrace through UPVC double-glazed patio doors – perfect for seamless indoor-outdoor living. Dual-aspect UPVC windows flood the space with natural light, enhancing the airy feel and showcasing spectacular countryside and seaside views. Complete with an electric fireplace, wall-mounted gas radiator, and plush carpeting throughout, there's ample room for free-standing lounge furniture to make the space your own.

There is also a modern kitchen diner that is both functional and beautifully finished, featuring matching wall and floor units that offer ample storage and a sleek, coordinated look. Enjoy cooking with the integrated four-ring gas hob, electric fan oven above, and additional electric oven below, complemented by a stylish ceramic sink and mosaic-style vinyl flooring for easy maintenance and charm. The space also benefits from a full suite of integrated appliances, including a fridge freezer, dishwasher, and washing machine—all designed to blend seamlessly into the contemporary layout. Dual-aspect UPVC

double-glazed windows allow natural light to pour in, while the room offers ample space for dining furniture, making it the perfect spot for everyday meals or entertaining guests.

Bedroom One 13'10" x 8'9" (4.22 x 2.68)

This well-proportioned double bedroom offers a peaceful and comfortable retreat, complete with a double bed, built-in wardrobes, overhead storage, and additional furnishings including a dresser and chest of drawers for added convenience. Dual-aspect UPVC double-glazed windows invite in natural light, while the wall-mounted gas radiator ensures year-round comfort. The room is carpeted throughout, adding a cosy touch and benefits from a private three-piece en-suite, offering both practicality and privacy in this thoughtfully designed space.

En-suite 9'1" x 3'5" (2.77 x 1.05)

This well-designed bathroom offers a clean and modern finish, featuring a three-piece suite comprising a shower, toilet, and sink basin. Thoughtful touches include a wall-mounted storage cupboard, electric extractor fan, and a wall-mounted heated towel rail for added comfort.

and practicality. A UPVC obscure-glazed window provides natural light while maintaining privacy and the mosaic-style vinyl laminate flooring adds a stylish yet durable finish to this smartly appointed space.

Bedroom Two 8'9" x 6'0" (2.68 x 1.83)

This well-presented twin bedroom is perfect for guests or family, offering two comfortable single beds and a thoughtfully arranged layout. The room includes a single wardrobe, dresser with mirror and drawers, and a bedside table, providing ample storage and functionality. There is a large UPVC double-glazed window that fills the space with natural light, while soft carpeting throughout creates a warm and inviting atmosphere —ideal for a restful stay.

Bathroom 6'11" x 3'6" (2.12 x 1.08)

This contemporary three-piece suite is designed with both style and functionality in mind. It features a shower, toilet, and sink basin, complemented by a wall-mounted storage cupboard for added convenience. The UPVC double-glazed obscure window provides privacy while allowing in natural light, and the space is enhanced by a wall-mounted heated towel rail, electric extractor fan, and mosaic-style vinyl flooring, creating a clean, modern finish throughout.

Outside Space

The outside space of this property offers the perfect family retreat, combining comfort, functionality, and stunning surroundings. Enjoy the incredible wrap-around composite sun terrace, ideal for lounging, BBQs, and al fresco dining while soaking up the picturesque countryside and seaside views.

A well-maintained grass lawn provides a great space for outdoor activities, play, or simply relaxing in nature. For added convenience, the

property also includes an allocated off-road parking space, completing this superb outdoor offering.

Agent Notes

Holiday park link to show what they offer:
<https://www.verdantleisure.co.uk/southern-england/north-devon/golden-coast/>

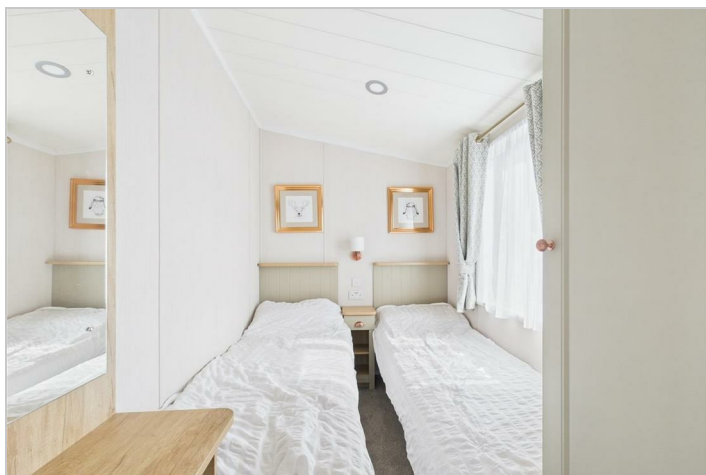
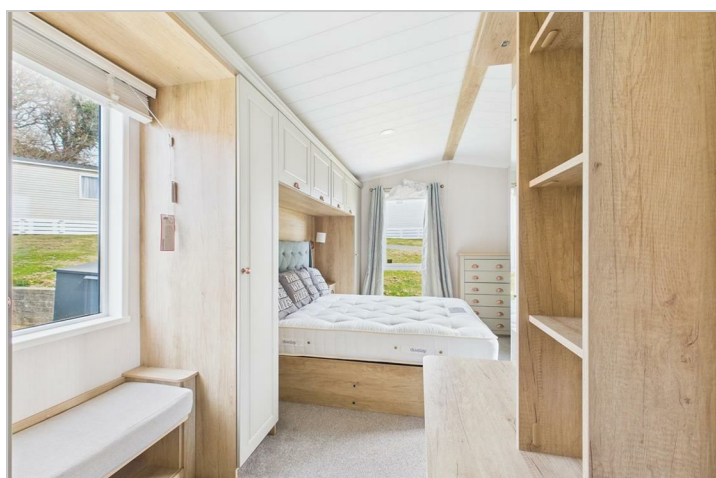
The lease runs until 2037 and there are no site fees to pay until 2026 but the current owners have been paying £5,8000 annually.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office head south-west on High Street/A361 towards Meridian Place. at the round about, turn left onto Church Street/A361 and follow on St.Brannock's Road for two miles until you reach Mullacott roundabout. At the round about that the third exit toward Woolacombe and follow this road for 2.3 miles. Just after Golden Coast holiday park, turn left onto Ossaborough Lane. Take the next right just past The Mill pub onto Cleavewood park and follow the road where you will find the property on your righthand side.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

