



Mullacott Holiday Park, Ilfracombe

£99,950 License Agreement



turners



Ocean Terrace 3, Mullacott Park, Ilfracombe, Devon, EX34 8NB

A high-quality lodge situated on this private park between Ilfracombe and Woolacombe. The property benefits from wonderful sea and countryside views; with plenty of natural light and full gas central heating. This fully furnished property offers spacious accommodation with three bedrooms, bathroom and includes all white goods. Outside there is a large decking area and parking adjacent to the lodge. With a wide range of benefits and with Mullacott Park open all year this property would make an ideal holiday home.

- Spacious, open plan living areas
- Three-bedroom lodge with large bathroom
- Large decking area with exceptional views
- Space for up to two vehicles to park
- uPVC double glazing and gas central heating
- Fantastic holiday home/investment opportunity



Living/Diner (approx. size): 18' 10" x 10' 5" (5.75m x 3.17m)

A large spacious room with triple aspect UPVC double glazed windows with sea and countryside views. This room also provides ample room for a comfortable dining area and is heated with wall mounted radiators and a feature electric fireplace. The space also features a mixture of vinyl flooring and carpeting, as well as timber paneled walls and ceilings.

Kitchen: 8' 5" x 8' 6" (2.57m x 2.6m)

The kitchen comprises of stylish base and eye level units with adjacent work surface, inset stainless steel sink and drainer with mixer tap, integrated slimline dishwasher, fridge freezer, oven and gas hob.

Bedroom 3: 9' 3" x 6' 5" (2.82m x 1.96m)

The timber paneled third bedroom currently houses two single beds to maximise the occupancy. The uPVC double glazed window allows for natural light. The room also features carpeting throughout and a large wardrobe for storage.

Bedroom 2: 10' 9" x 9' 2" (3.28m x 2.8m)

The second bedroom is larger than the third, currently housing twin beds, but has ample space for a double. Also featuring a wardrobe and small desk area.

Master Bedroom: 13' 5" x 9' 2" (4.09m x 2.8m)

A large double bedroom with a slanted feature wall. The uPVC double glazed window looks out over the green fields to the rear of the lodge. There is ample storage space with the built-in wardrobes. Conveniently there is direct access to the family bathroom via the side door.

Family Bathroom: 7' 10" x 9' 5" (2.4m x 2.87m)

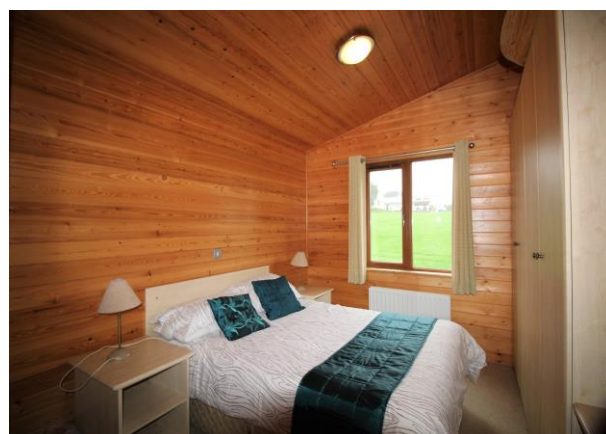
The bathroom features a large walk in shower unit, vinyl flooring, hand basin and WC. There is access from both the hallway and the Master Bedroom.

Directions:

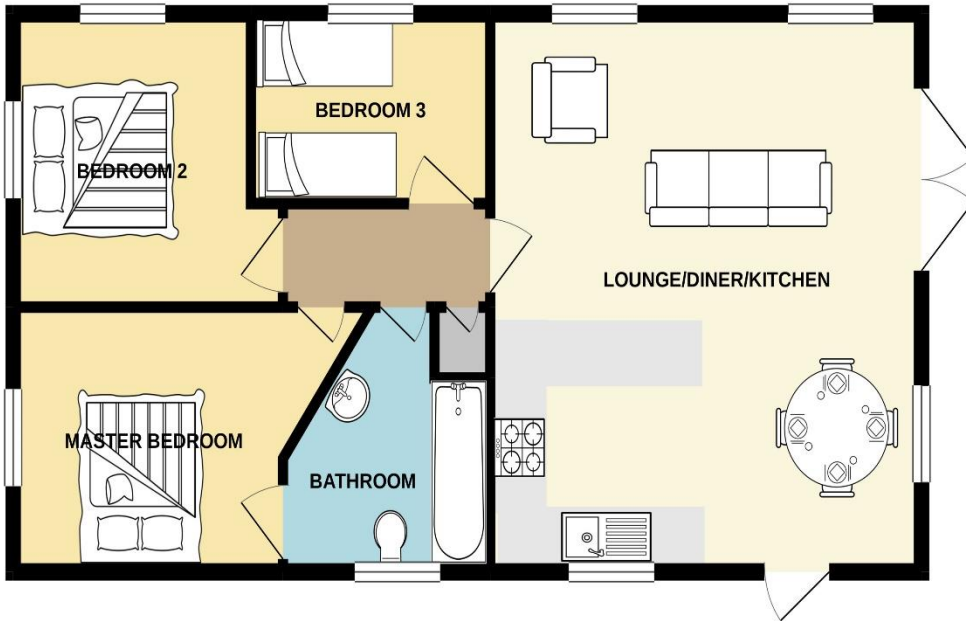
Applicants are advised to proceed in a Westerly direction from our office towards St Brannocks Road and continue up towards Mullacott Roundabout. Turn right into Mullacott Holiday Park just prior to the roundabout and turn immediately right towards Meadow View, 51 is the last lodge on the left-hand side.

Agents Notes:

We have been informed of the following; Annual site fees £3954 inc VAT and water rates are £611.82 inc VAT. There is a minimum of 83 years remaining on the license. This lodge has proved a very successful financial investment for the current owners. Self use and rental use can be negotiated directly with the site owner. Please note Mullacott Park is not licensed for residential use so therefore the lodge cannot be used as a full-time residence. Viewings by appointment with the sole selling agents only.



GROUND FLOOR



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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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in the photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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