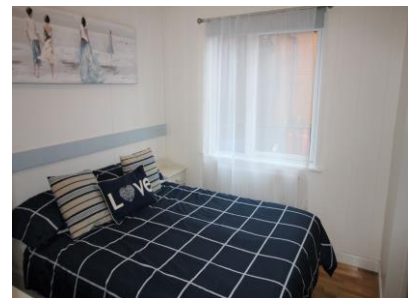




**Mullacott Park, Ilfracombe**

**License Agreement £69,950**



 **turners**



## Mini Lodge 4, Mullacott Park, Ilfracombe, Devon, EX34 8NB

Presenting this modern and stylish two-bedroom lodge, situated on Mullacott Park. The park is nestled between Ilfracombe and Woolacombe, with direct access to everything North Devon has to offer. This fully furnished property offers spacious accommodation with two bedrooms, two bathrooms and includes all white goods. Outside there is a decking area and parking adjacent to the lodge.

- Versatile and modern living spaces
- Two bedroom and two-bathroom lodge
- Ample parking, and large decking area
- Exceptional holiday/investment opportunity
- Minimum of 84 years remaining on license
- Gas central heating and uPVC double glazing



**Living Room: 12' 8" x 13' 0" (3.87m x 3.96m)**

The modern and stylish, triple aspect living room benefits from an abundance of light via the three uPVC double glazed windows and door. An open plan feel, with direct access to the kitchen, the room also has space for a dining room table and chairs. The fully furnished space also features a wall mounted radiator, laminate flooring and pendant lighting.

**Kitchen: 8' 8" x 7' 2" (2.63m x 2.18m)**

Leading off the living room, the kitchen offers a social space with all modern conveniences. The space features base and eye level units, inset stainless steel sink, roll top work surfaces, integrated cooker, hob and extractor unit.

**Bedroom 2: 9' 9" x 8' 0" (2.97m x 2.45m)**

The second bedroom currently houses twin beds for multiple occupancy, but has ample space for a double. There is a built-in wardrobe for additional storage and a uPVC double glazed window for natural light. The room also benefits from laminate flooring and a wall mounted radiator.

**Bathroom: 7' 1" x 5' 7" (2.17m x 1.70m)**

The family bathroom is located in the main hallway. Featuring a frosted window, paneled bathtub, WC and hand basin. The bathroom is finished with a stylish vinyl flooring and extractor fan.

**Master Bedroom: 11' 4" x 8' 9" (3.45m x 2.67m)**

A spacious Master Bedroom, with built in storage space. A bright room with direct access to the ens-suite bathroom. The room features laminate flooring and a large wall mounted radiator for heat.

**En-suite: 8' 3" x 4' 0" (2.52m x 1.21m)**

A welcome addition to the lodge, the en-suite bathroom features a large walk-in shower unit, vinyl flooring, hand basin and WC.

**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.

**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.



GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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.  
Made with Metropix ©2020

T088 Printed by Ravensworth 01670 713330

**The Property Misdescriptions Act 1991:**  
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.



turners

01271 866421

[www.turnerspropertycentre.co.uk](http://www.turnerspropertycentre.co.uk)

[sales@turnerspropertycentre.co.uk](mailto:sales@turnerspropertycentre.co.uk)

135 High Street, Ilfracombe, Devon EX34 9EZ