

MINI LODGE

FROM £69,950-£120,000

Price dependant on plot, size and specification



A typical Mini Lodge Exterior

If you want all the luxury and comfort of the larger lodges, but on a more affordable budget, then choose our specially designed Mini Lodge. These lodges are of the same high quality build as all of the lodges on the park, and are built to the same standards of a house. They are situated on the stunning North Devon Coast between Ilfracombe and Woolacombe on Mullacott Park. The area is a recognised 'Area of Outstanding Natural Beauty' and 'Coastal Preservation Area.' Mini Lodges are available in one, two or three bedroom configurations. . Whether you are looking to purchase for personal use, rental income or a combination of both these Mini Lodges are fantastic value for money.

Wilson Leisure Developments Ltd.





SPECIFICATIONS

LOUNGE/DINER

All our mini lodges have a spacious open plan lounge/dining area with plenty of space to fit furniture. All our lodges are built with our beautiful surroundings in mind so large windows are a must in these living areas. The area is light and perfect for entertaining, making it the perfect choice for holidays and or rental. There are sliding doors leading to the patio/deck area

KITCHEN

Although the Mini Lodge is a smaller footprint, they definitely don't skimp on storage or work space and appliances. All Kitchens come fitted with a full size oven, stove top, fridge/freezer and dishwasher.

BEDROOMS

No small campervan style beds here! We only source the best quality mattresses and bed linen in full size single or doubles, allowing you a great nights sleep. All the bedrooms have wardrobes and draws so there is plenty of storage.

BATHROOMS

All lodges come with two good size bathrooms, one family and one en-suite. The family bathroom has a full size bath, overhead shower, toilet and basin unit. The en-suite has a large shower, toilet and basin

DECKING & OUTSIDE SPACE

Every lodge has a large, private decking, or patio area outside, perfect for you to enjoy the Devon sun! At Mullacott Park we get beautiful sunsets, why not enjoy an alfresco evening meal and watch the sun set over the Bristol Channel? You also have a private parking space for your personal use adjacent to the lodge.



PROPERTY DETAILS

Fancy purchasing a Mini-Lodge? Here is what you need to know

SITE, WATER & SEWERAGE RATES

£3858.00 inclusive of VAT and payable annually in January, however there are no council tax charges. Site Fees are renewed annually and notified to all holiday homeowners by 30th November of each year for the following season. Site Fees are payable in full for the subsequent season by the 31st January each year. The fees are non-refundable, non-returnable and non-transferable. Failure by the holiday homeowner to pay the Site Fees by the due date may be treated as termination of the agreement to site a holiday home on our Park. Water rates are £611.82 inclusive of VAT and are billed to holiday homeowners at the same time as the Site Fees and are payable on or before the 31st January each year.

LICENCE AGREEMENT AND SITE ACCESS

At Mullacott Park, we are so confident in the quality of our build that we offer a 99 year licence agreement. The site is also open 365 days a year, so you can come and go as you please and stay here however often you wish.

SOLE RESIDENCY

We are NOT a residential park, which means this can NOT be used as your sole residence. It is for holiday use only and you may be asked to provide evidence of your main home's details, such as; electoral role, utility bills, etc.



CONTACT US

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