



# turners



## Watermouth Lodges

Watermouth, EX34 9SJ

Asking Price £65,000



**\*\*New Park Ownership\*\***

Two-bedroom coastal holiday lodge with countryside views, parking, on-site pool and bar, pet-friendly setting and site fees paid until Jan 2027. No onward chain.



## Property Description

Under New Ownership – Site Fees Included Until January 2027

Set within the stunning grounds of Watermouth Castle, this two-bedroom holiday lodge presents an excellent opportunity to secure a coastal getaway or holiday-let investment in a highly sought-after North Devon location. Offered with no onward chain and designated for holiday use only, the property provides an easy and attractive purchase opportunity. Finance options are also available in partnership with Pegasus.

The accommodation comprises a bright open-plan lounge and dining area with a semi open-plan kitchen fitted with a range of wall and base units and space for white goods. There are two well-proportioned double/twin bedrooms with fitted storage, alongside a spacious four-piece family bathroom featuring a corner bath, separate shower cubicle, WC and wash hand basin.

Externally, the property benefits from parking for two vehicles and a pet-friendly setting, lawn space to the front aspect, making it particularly appealing to holidaymakers and investors alike. Residents and guests can also enjoy a range of on-site facilities including a swimming pool, restaurant and bar.

Ideally situated close to beautiful beaches, coastal walks and popular North Devon attractions, this charming lodge offers superb potential as both a personal holiday retreat and an income-generating investment.

## Agent Notes

- New License agreement (extendable subject to t&c's).
- The park is open 12 months of the year.
- Service charge/Ground Rent - £4950 annually (includes water and sewage), includes use of all site facilities. Free until 2027

## Directions

From our offices proceed along Portland Street, then Hillsborough Road until the road becomes the A399 (eastbound). Carry on along this road through Hele Bay. Around 2 miles outside of Hele you will see Watermouth Castle appear on your right hand side,. Turn right into the castle grounds and follow the road round to the left of the castle where you will find the holiday lodge site. For this lodge take the middle road following the numbered signs, where you will see parking located on the left hand side.

What3words - swing.submerge.install

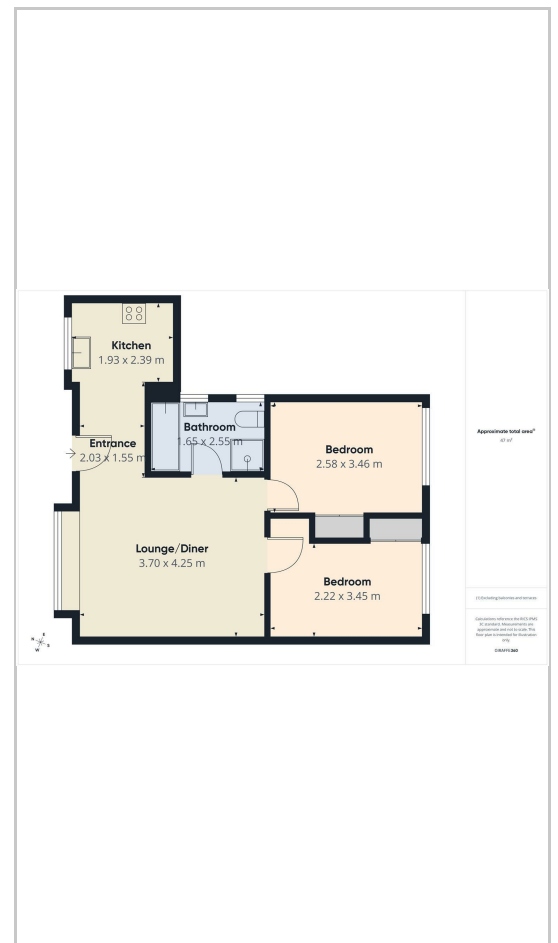
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	