



# 37 Widemouth Bay

Bude, Cornwall, EX23 0DJ

KIVELLS

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£55,000 Guide Price

Two-bedroom, end of terrace bungalow

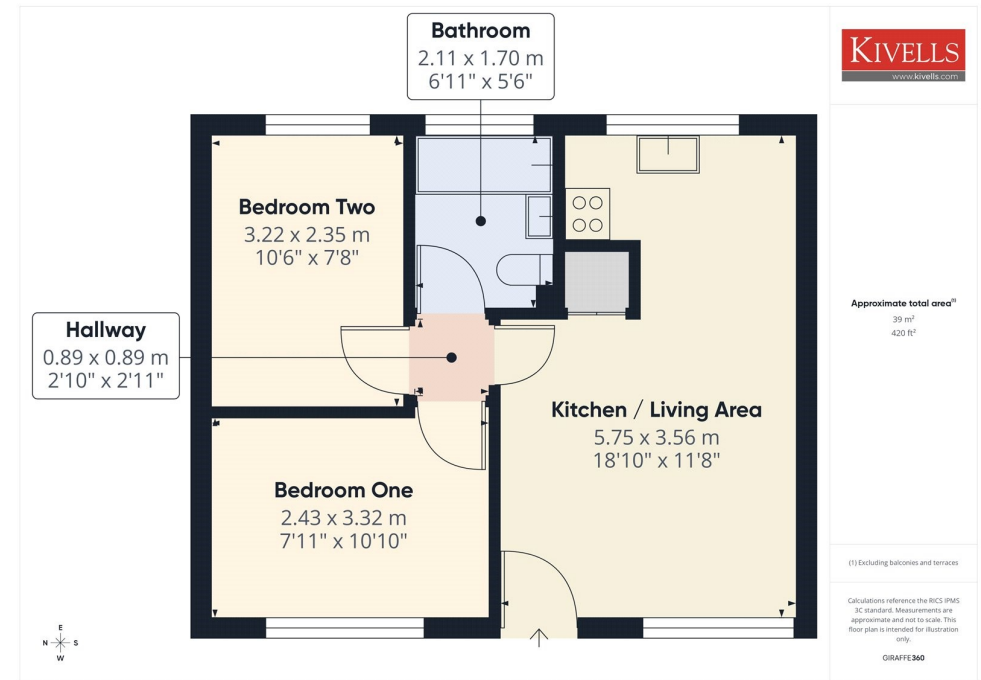
On-site facilities including swimming pool, bar, gym and café

Ideal holiday home or investment opportunity

Walking distance to the coast path and the beach

Subject to a 12-month holiday occupancy restriction

EPC Rating: E



## Situation

Widemouth Bay Holiday Village is situated on the fringe of the beautiful coastal village of Widemouth Bay with a stunning long sandy beach boasting world-renowned surfing, easy access to the North Cornish coast path and a range of amenities including cafes, public houses and hotels.

The A39 runs near the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital and access via the North Devon link road to the M5.

The coastal town of Bude is located approximately 4 miles away and offers a wide range of shopping and banking as well as a range of leisure pursuits including swimming pool, sea pool, tennis courts, golf course and more sandy beaches.

## Description

37 Widemouth Bay Holiday Village is a well-presented end-of-terrace holiday bungalow, offering spacious and comfortable accommodation throughout.

The site itself is superbly located within easy walking distance of the beach and the South West Coast Path, with the popular coastal town of Bude just a short drive away. The property briefly comprises a bright open-plan kitchen/living area, two well-proportioned bedrooms, and a bathroom.

Occupying an enviable position on the edge of the development, the bungalow benefits from a quiet setting while still enjoying easy access to an excellent range of on-site facilities, including an indoor swimming pool, bar, gym, and games room.

### ACCOMMODATION

Entrance via a part-glazed uPVC door leading into:

### KITCHEN/LIVING AREA

A bright dual-aspect space with windows to the front and rear elevations. Fitted with a range of eye and base-level units with a work surface over and a stainless steel inset sink with mixer tap and drainer. Space for an oven with hob above, along with an under-counter fridge/freezer. Ample room for a dining table and living room furniture. Fitted carpet and laminate flooring. Built-in storage cupboard housing the hot water tank.

### HALLWAY

Fitted carpet.

### BEDROOM ONE

Window to the front elevation. A well-proportioned double bedroom with space for a range of bedroom furniture. Fitted carpet.

### BEDROOM TWO

Window to the rear elevation. Versatile second bedroom with space for twin beds or a double, along with additional furniture. Fitted carpet.

### BATHROOM

Obscure window to the rear elevation. Suite comprising a panelled bath with tiled surround and electric shower over, fitted with a glass shower screen, wash hand basin and WC. Laminate flooring.

### GROUND RENT & SITE FEES

Ground Rent 2026 - £2,445.37

Service Charge 2026 - £742.75

### AGENT'S NOTE

The property is to be sold fully furnished.

### Outside

A pathway leads from the car park to the front of the property. Enjoying an enviable edge-of-site position, the bungalow backs onto open farmland, offering a peaceful and private outlook.

## Services

Mains electricity and water.

## Tenure

Leasehold — Remainder of a 99-year lease which commenced on 13th July 2015.

The property is subject to a 12-month holiday restriction.



EE Rating - E



Council Tax Band - A



Directions

What3Words - ///sparrows.chip.miss



Virtual Tour

Available upon request.

## Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).



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