



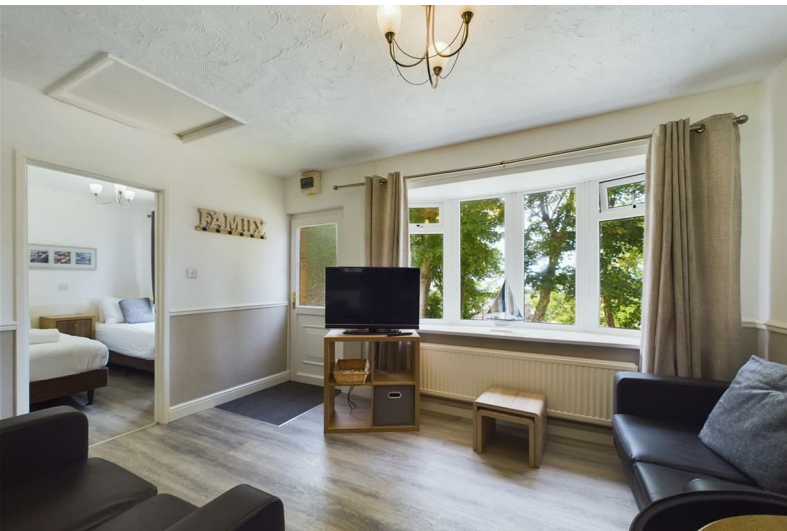
turners



Watermouth Lodges

Berrynarbor, Ilfracombe, EX34 9SJ

Asking Price £100,000



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This well proportioned and presented two bedroom, semi detached lodge is located on the grounds of the castle and overlooks the scenic Watermouth Bay.

This lodge is arguably in the best position on the park, offering amazing views over the Castle and Watermouth Cove. Offering a comfortable living space, a small garden area with picnic bench, and allocated parking.

The park being known for its peaceful serenity offers a large array of on-site facilities including; outdoor pools, kids play areas, BBQ areas with fire pits, sea terrace bar benefiting from great sea and castle views, a restaurant and woodland adventure walks. There is an all weather court for football, tennis, and basketball. The reception has a small shop for all your essentials.

The lodge also offers the opportunity for a good return on your investment.

Situated between Ilfracombe and Combe Martin at the foot of Berrynarbor Village with spectacular views over the picturesque Watermouth Cove, Watermouth lodges has one of most envied backdrops of any park in the country. Renowned for its dramatic and beautiful coastline, vast woodland and golden sandy beaches North Devon is the perfect location to experience a large variety of attractions and activities. Relax and unwind in one of Britain's most sought after and desirable locations

Kitchen/Living Area 10'1" x 13'4" (3.09 x 4.07)

Entering via the uPVC double glazed front door, you encounter the social, open plan living space. The living room has ample space a sofa suite and associated furnishings. There is also a small dining room table with tuck away chairs to maximise the space. The bay window to the front elevation looks allows for an abundance of natural light and exceptional views out to sea. The room also features laminate flooring, pendant lighting and a wall mounted radiator.

Kitchen

The kitchen features base and eye level units, roll top work surfaces as well as an integrated oven, hob, extractor, fridge and freezer. There is also a uPVC double glazed window to the rear elevation.

Bathroom 5'7" x 5'2" (1.72 x 1.59)

The bathroom features an enclosed shower unit and tiled flooring throughout. The room also features a frosted window for added privacy, WC and hand basin.

Bedroom One

9'2" x 7'9" (2.80 x 2.37)

The light filled master bedroom benefits from a uPVC window to the rear elevation looking out over the surrounding woodland. There is ample space for a double bed and all associated bedroom furnishings. The room also features a wall mounted radiator and laminate flooring throughout.

Bedroom Two

9'3" x 6'9" (2.82 x 2.07)

The second bedroom has a window to the front elevation, looking out over the park. The room currently houses twin beds for multiple occupancy within the lodge. The room also benefits from a wall mounted radiator and laminate flooring.

Agents Notes

The property is sold on a 99-year licence agreement with the Park. There is a site service charge of £2,000 per annum for this lodge, including general maintenance of the site; this is paid in April and October. The lodges are subject to holiday-only use and cannot be used as a main residence. Pets are

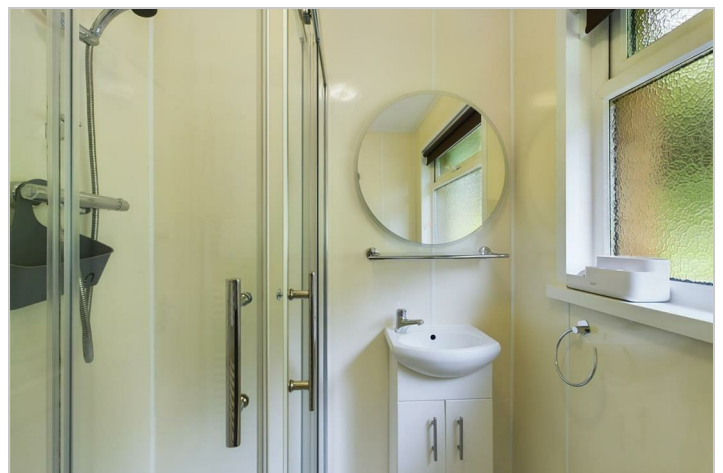
allowed on the park and in the restaurant/bar area. The various utilities are provided by the site and are billed once a year; the site recommends that lodge owners install meters for gas, electricity, and water.

The park is open 365 days of the year.

This can not be your sole residence.

Directions

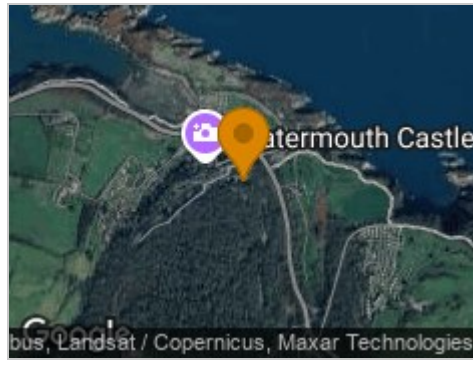
From our offices proceed along Portland Street, then Hillsborough Road until the road becomes the A399 (eastbound). Carry on along this road through Hele Bay. Around 2 miles outside of Hele you will see Watermouth Castle appear on your right hand side,. Turn right into the castle grounds and follow the road round to the left of the castle where you will find Park Life Resorts.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk
<https://www.turnerspropertycentre.co.uk>

Energy Efficiency Graph

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