



# 34 Widemouth Bay Holiday Village

Bude, Cornwall, EX23 0DJ

**KIVELLS**

## 34 Widemouth Bay Holiday Village

Bude, Cornwall, EX23 0DJ

£50,000 Guide Price

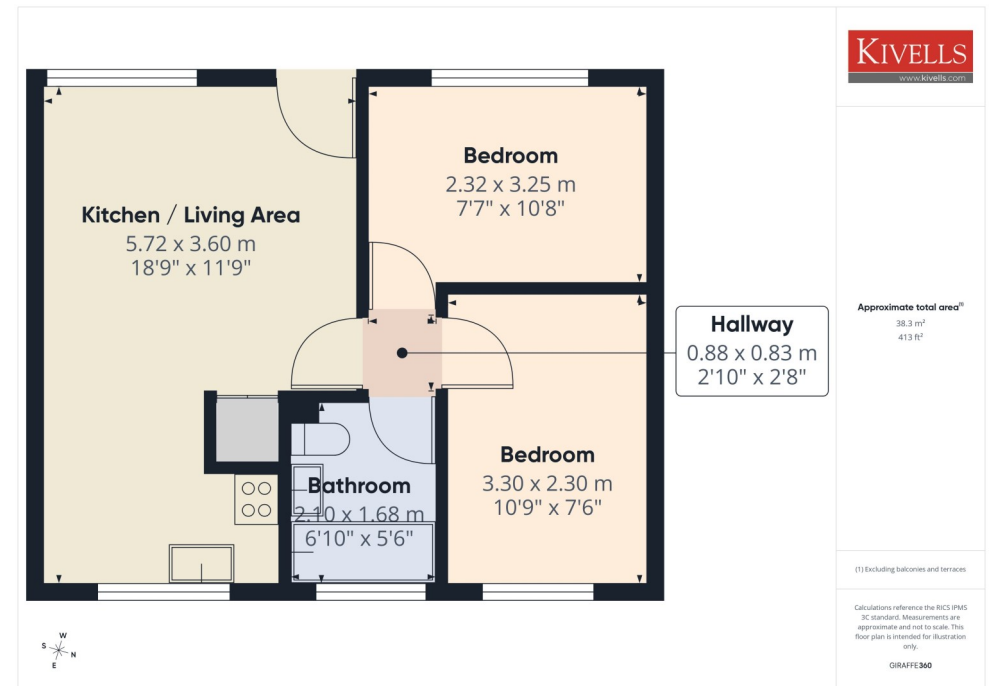
Well-presented, two-bedroom end of terrace bungalow

Ideal holiday home or investment opportunity

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

Walking distance to the coast path and the beach

EPC Rating: F



### 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.

## Accommodation

Entrance via a part-glazed uPVC door into:

### OPEN-PLAN KITCHEN & LIVING AREA

Dual aspect with a window to the front elevation and a further window to the rear. The kitchen is fitted with a range of matching base and wall-mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Zanussi electric hob and oven with tiled splashback. Space for an under-counter fridge/freezer. The room offers ample space for both dining and living room furniture. Useful built-in storage cupboard. Vinyl flooring to the kitchen area with fitted carpet to the living space.

### HALLWAY

Fitted carpet.

### BEDROOM ONE

Window to the front elevation. A double bedroom with space for a double bed and a range of freestanding bedroom furniture. Fitted carpet.

### BEDROOM TWO

Window to the rear elevation. A comfortable bedroom with space for two single beds and a range of freestanding furniture. Fitted carpet.

### BATHROOM

Obscure glazed window to the rear elevation. Fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, vanity unit with inset wash hand basin and low-level W.C. Tiled surround. Vinyl flooring.

### GROUND RENT AND SITE FEES

Ground Rent 2025/26: £1599.77 per annum  
Service Charge 2025/26: £998.35 per annum  
Club Membership Fees: £1440 per annum

### AGENT'S NOTE I

Please note that the property is available for sale either fully furnished or unfurnished.

### AGENT'S NOTE II

The vendor has advised that the property is not currently subject to the Council Tax premium applied to second homes.

Prospective purchasers should make their own enquiries with the relevant local authority regarding future liability.

### FLOOR PLAN

The floor plan displayed is not to scale and is provided for identification purposes only.

## Description

34 Widemouth Bay Holiday Village is a well presented end of terrace holiday chalet, offering generous, well-presented accommodation. The property briefly comprises an open-plan kitchen/living area, two well-proportioned bedrooms and a bathroom.

Ideally positioned within the development and enjoying a desirable west-facing aspect, the property benefits from easy access to an excellent range of on-site leisure facilities, including an indoor swimming pool, gym, bar and games room. This convenient location within the park makes it an ideal holiday retreat or investment opportunity.

## Services

Mains electricity and water.

## Tenure

Leasehold — Remainder of a 99-year lease which commenced in 1969.

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



EE Rating - F



Council Tax Band - A



Directions

What3Words - ///quote.digit.topped



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).



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ [bude@kivells.com](mailto:bude@kivells.com)

🌐 [kivells.com](http://kivells.com)

Find us on [f](#) [X](#) [@](#) [v](#) [in](#)

**Disclaimer** - Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.