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28 The Park, Penstowe Holiday Park, EX23 9QY

Asking Price **£32,250**

Available 7 days a week

Bude 01288 359 999
bude@kivells.com

28 The Park, Penstowe Holiday Park, Kilkhampton, EX23 9QY

2 bedrooms | 1 bathroom | 1 reception

- Well appointed 2 bedroom holiday lodge
- Subject to an 8 month holiday restriction
- Communal car parking nearby
- Income potential
- Walking distance of extensive village amenities
- New galvanised Steek roof
- EPC Rating E

Location

Penstowe Park Holiday Village is situated on the fringe of the self-contained village of Kilkhampton which offers a comprehensive range of everyday amenities including post office, two village stores, butchers, food takeaway outlets, two public houses, places of worship, holiday and health resort and excellent primary school. The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5. The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, banking and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

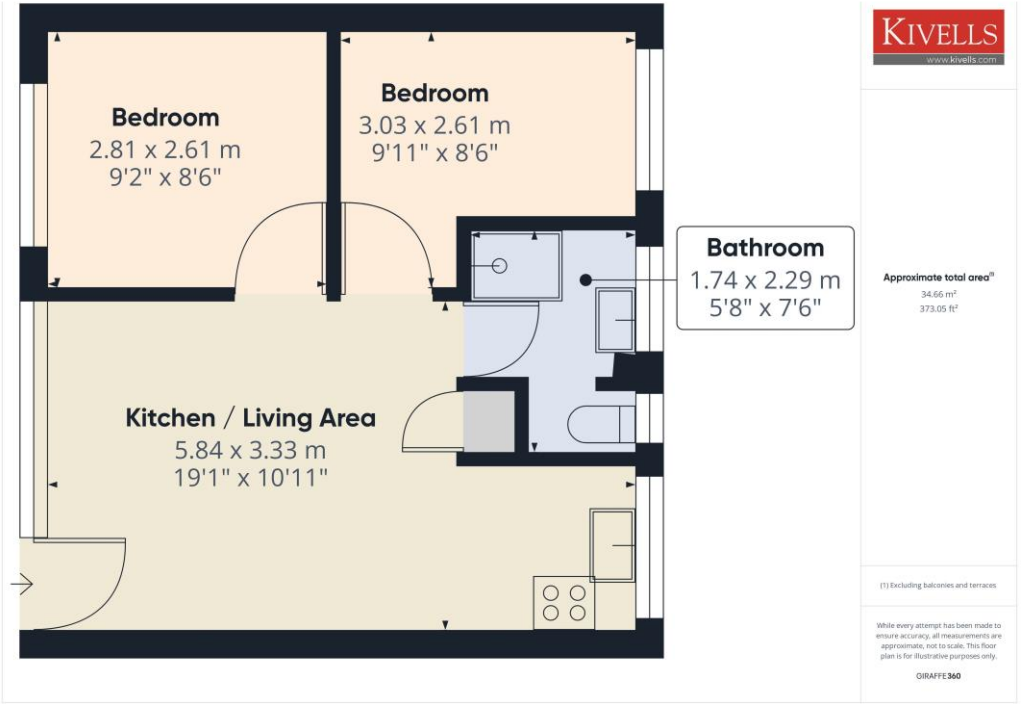
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DESCRIPTION
28 The Park is a well presented semi - detached holiday lodge conveniently situated for site amenities and parking facilities. Accommodation comprises 2 double bedrooms, light and airy reception room, kitchen and bathroom with electric shower. Perfect holiday home or investment opportunity.

THE SITE
Penstowe Park Holiday Village is set in nearly 30 acres of parkland with the dramatic north Cornish Coast close by and miles of rolling countryside.

ACCOMMODATION
LOUNGE / DINER
The chalet opens into a bright living room/diner which is open plan to the kitchen. A large double glazed window to the front aspect. There is an electric wall mounted heater. Doors lead off to the bedrooms, bathroom and a storage cupboard. TV Point.

KITCHEN
Range of modern gloss white floor and wall units with roll top work surface incorporating stainless steel sink / drainer unit with mixer tap and tiled splash backs. Electric oven, halogen hob and integrated fridge. uPVC window to rear and extractor.

BATHROOM
Fully tiled with a modern suite of walk in shower cubicle with electric 'Mira' shower, pedestal wash hand basin and low level W.C. Two obscured windows to the rear, chrome heated towel rail and extractor fan.

BEDROOM ONE
Double bedroom with window to front and space for freestanding bedroom furniture.

BEDROOM TWO
Currently arranged as a twin room with window to rear.

PARKING
Communal car parks are situated throughout the site.

SERVICES
Electricity via pre-paid meter situated within the lodge.
Mains metered water.

COUNCIL TAX BAND
Our client currently claims business rates.

ENERGY EFFICIENCY RATING
E.

RENTAL GUIDE
We have been advised that the lodge could let for approximately £250—£520 per week, dependent on the time of year.

TENURE AND LEASEHOLD
The property is subject to a 8 month holiday restriction.
99 year lease from 1970.

SERVICE CHARGES & GROUND RENT
Service Charge approximately £413.22
Ground Rent approximately £1236.96

(Please check with your legal advisor for accurate up to date figures)

DIRECTIONS
From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford. Continue along this road for approximately 4 ½ miles and just before entering the village of Kilkhampton, the entrance to Penstowe Park will be found on the left hand side. Proceed into the grounds of Penstowe Park and continue along the main drive and communal car parking can be found on the left hand side, shortly before The Stables Inn. Proceed to 28 The Park on foot via the paved pathway.

VIEWINGS
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.

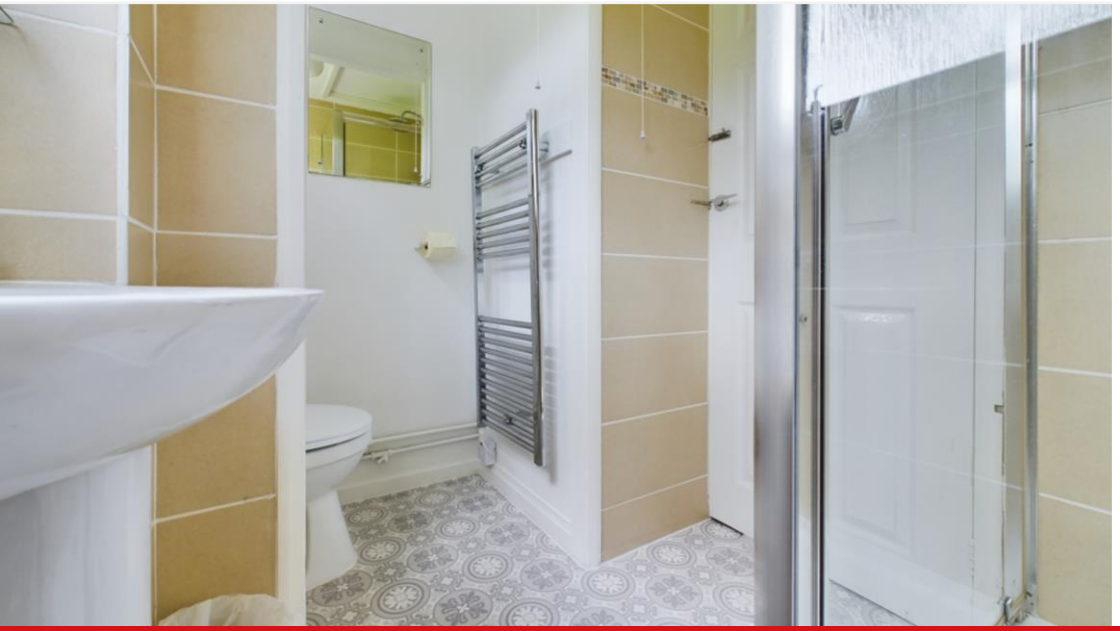
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