



turners



Watermouth Lodges

Watermouth, EX34 9SJ

Asking Price £60,000



****New Park Ownership****

Two bedroom holiday lodge at Watermouth Castle, open plan living, parking for two vehicles and pets allowed. Holiday use only, no chain, site swimming pool, bar and restaurant, close to beaches.



Property Description

****Under new ownership****

Situated within the picturesque grounds of Watermouth Castle, this two-bedroom holiday lodge offers an excellent opportunity for those seeking a coastal retreat or a holiday-let investment. Available with no onward chain and designated for holiday use only, the property provides a straightforward and appealing purchase.

The lodge features an open-plan lounge/dining space with a semi open kitchen area that has a range of wall and floor units with ample space for white goods, alongside two double or twin bedrooms with fitted storage, a four-piece family bathroom suite comprising of panelled bath with corner cubicle shower, W/C and hand basin. Located immediately in front of the lodge is a lovely lawned space with picnic bench which is a great location to take in the far reaching views.

Externally, the lodge benefits from parking for two vehicles and is pet friendly, enhancing its appeal to holidaymakers. The site itself offers a range of facilities including a swimming pool, restaurant and bar.

Ideally located close to local beaches and scenic coastal walks, this lodge combines a sought-after setting with strong rental potential, making it a great investment opportunity or personal holiday escape in this popular North Devon location.

Agent Notes

- 30 year license dated from purchase, (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

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

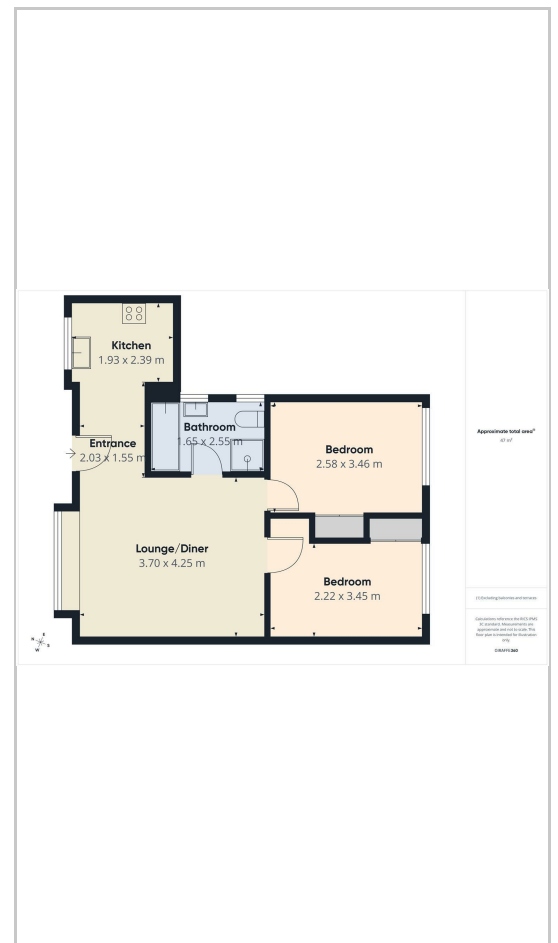
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Area Map



Floor Plans



Energy Efficiency Graph

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