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6 The Drive, Penstowe Holiday Park, EX23 9QY

Asking Price **£32,250**

Available 7 days a week

Bude 01288 359 999
bude@kivells.com

6 The Drive, Penstowe Holiday Park, Kilkhampton, EX23 9QY

2 bedrooms | 1 bathroom | 1 reception

- Two-bedroom LEASEHOLD holiday lodge
- Subject to an 8-month holiday restriction
- Communal car parking nearby
- Income potential
- Walking distance of extensive village amenities
- 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, eateries, public houses and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

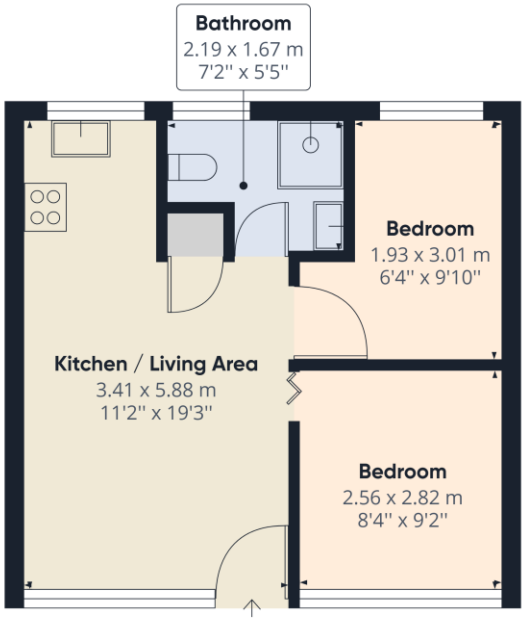
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Approximate total area(1)
34.73 m²
373.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION
6 The Drive is an immaculate semi-detached leasehold holiday lodge conveniently situated for site amenities and parking facilities. Comprising two double bedrooms, light and airy reception room, modern kitchen and bathroom with electric shower. The property is well suited for those looking for a Cornish bolthole or investors alike.

THE SITE
Penstowe Park Holiday Village is set in approaching 30 acres of parkland with the dramatic north Cornish Coastline nearby and miles of rolling countryside to be enjoyed.

Situated just 2½ miles from the sandy beach at Sandymouth Bay and a short walk from the lovely village of Kilkhampton, Penstowe Park is ideally located for exploring the many delights of Cornwall and Devon.

ACCOMMODATION
UPVC door to:

LIVING/DINING ROOM
The chalet opens into a bright living/dining room which is open plan to the kitchen. A large uPVC double glazed window to the front aspect offering plenty of natural light. Ceiling light, TV point, electric radiators and laminate flooring. Principal doors to the bedrooms, bathroom and a storage cupboard.

KITCHEN
An extensively equipped modern kitchen with a range of matching floor and wall units with wooden worktop over incorporating stainless steel sink/draining unit with mixer tap and tiled splash backing. Inset electric hob with extractor hood over, integrated oven, fridge, and dishwasher. UPVC double glazed window to rear aspect, ceiling light, laminate flooring.

BEDROOM ONE
Double bedroom with uPVC double glazed window to front aspect, ceiling light, radiator, laminate flooring.

BEDROOM TWO
Currently arranged as a bunkbed room with uPVC window to rear aspect, ceiling light, radiator, laminate flooring.

BATHROOM
Modern three-piece suite with fully tiled walk-in shower cubicle with electric rainfall shower, hand wash basin and low-level flush W.C. Two obscure double glazed uPVC windows to rear aspect, tiling floor to ceiling, ceiling lights, extractor fan, laminate flooring.

OUTSIDE
The property benefits from a patioed area to the front, a spot well suited for alfresco dining.

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
A

ENERGY EFFICIENCY RATING
E

TENURE AND LEASEHOLD
The property is subject to an 8-month holiday restriction.

99-year lease commencing in 1977.

SERVICE CHARGES & GROUND RENT 2023/24
Service Charge approximately - £413.22
Ground Rent approximately - £2046.84

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

AGENTS NOTE
Please note that the property is sold fully furnished.

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 up to the right hand-side where the property can be found via the paved pathway.









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.