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Watermouth Lodges Watermouth Castle

Ilfracombe, EX34 9SJ

Price Guide £59,995



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Property Description

Enjoy relaxing coastal living at Watermouth Lodges with this modern 2-bedroom lodge, offering partial sea views and a peaceful woodland setting. Ideal as a holiday retreat, family getaway, or investment opportunity, Plot 17 provides excellent value in a sought-after North Devon location.

- Partial sea views
- Open-plan living, dining and kitchen area
- Modern fully equipped kitchen
- Central heating throughout
- Free Wi-Fi and on-site parking
- Pet friendly
- Fully connected utilities, ready for immediate use

Added Benefits

- FREE site fees until January 2027
- Utilities billed quarterly
- Finance available through Pegasus
- Part exchange considered
- Open 12 months a year
- Subletting permitted with excellent holiday-let potential

- Turn-key property, ready to enjoy immediately

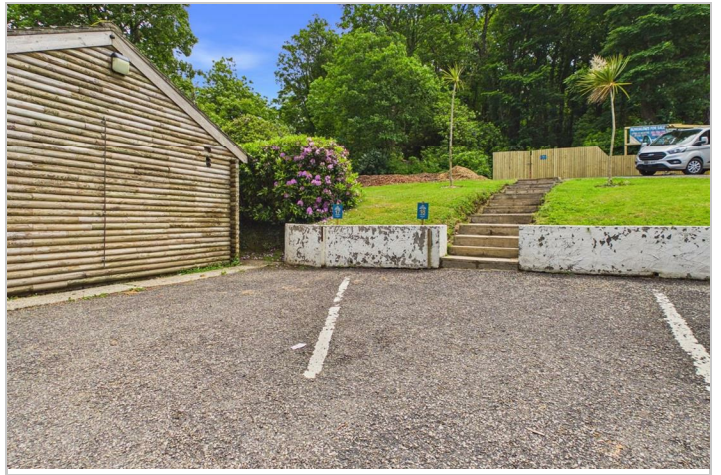
Agents Notes

- New License agreement (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, Free until 2027

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. Park at reception and a sales representative will meet you in the reception area.

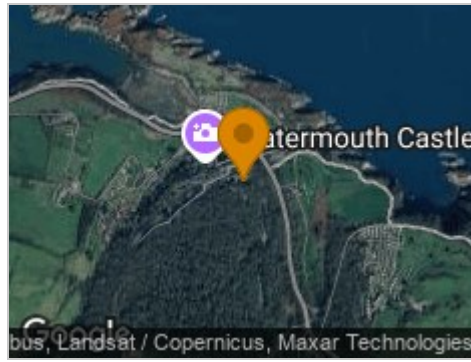
What3words - skims.veered.constants



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 firm's 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	