



# turners



## 7 Watermouth Lodges

Watermouth

**£65,000**



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

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 and kitchen area, creating a living space, alongside two bedrooms and a three-piece family bathroom suite. While the property would benefit from some modernization, it presents a fantastic opportunity for buyers to add value and tailor the accommodation to their own tastes.

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

- Remaining 125 year lease dated from 2014.
- The park is open 365 days of the year.
- This can not be your sole residence.
- Service charge - TBC
- Ground Rent - £2000 per annum
- All fixtures and fittings are included in the sale.

## 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 far right hand road and continue for a short distance to the end of the cul-de-sac where it will be found located on your left hand side with parking bays to the side.

What3words - surveyors.hostels.briskly

## Area Map



## Floor Plans



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 firms 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

