



Lodge 11 Watermouth

, Berryarbor, EX34 9SJ

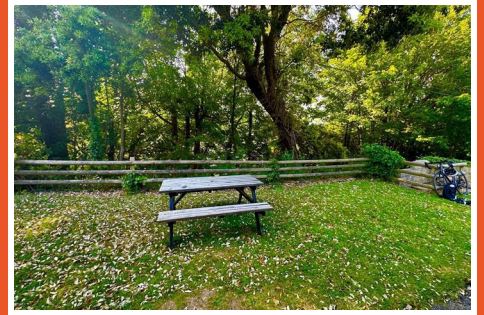
£120,000



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This well proportioned, two bedroom, semi detached lodge offers a real sense of tranquility. Situated at the far end of the park and surrounded by gardens and woodland. The lodge offers comfortable living spaces, a large garden area, modern fitted kitchen and allocated parking. This property could serve as the ideal, low maintenance holiday home and/or a profitable holiday let investment returning £18k - £22k per annum.

Located on the grounds of the castle and overlooking the scenic Watermouth bay, Park Life Resorts is offering an exceptional investment opportunity. As well as being known for its peaceful serenity, the park also offers a large array of on site facilities including; a heated outdoor pool, mini golf, kids play areas, sea terrace bar and restaurant and woodland adventure walks. Situated between Ilfracombe and Combe Martin at the foot of Berrynarbor Village with spectacular views over the picturesque Watermouth Cove, Watermouth lodges has one of most envied backdrops of any park in the country. Renowned for its dramatic and beautiful coastline, vast woodland and golden sandy beaches North Devon is the perfect location to experience a large variety of attractions and activities. Relax and unwind in one of Britain's most sought after and desirable locations.

Award winning Woolacombe beach - Less than 10 miles

Ilfracombe Harbour, home to Damien Hirst's famous Verity statue - Less than 3 miles

The quaint village of Berrynarbor - Less than 1 mile

Combe Martin on the edge of Exmoor National Park - Less than 3 miles

Broadsands beach, North Devon's best kept secret - Less than 1 mile

Surf hot spot; Croyde beach - 12 miles

Lynton and Lynmouth – Less than 15 miles

Living Room

13'4" x 9'10" (4.07 x 3.00)

Entering via the UPVC double glazed front door, you encounter the social, open plan living space. The living room has ample space a sofa suite and associated furnishings. There is also a small dining room table with tuck away chairs to maximise the space. The bay window to the front elevation looks allows for an abundance of natural light and exceptional woodland views.

Kitchen

5'6" x 7'5" (1.70 x 2.28)

The kitchen features base level units, roll top work surfaces with inset stainless steel sink and drainer and comprises of all holiday essential white goods including; oven, hob, extractor, fridge/freezer and washing machine. There is also a uPVC double glazed window to the rear elevation.

Tel: 01271 866421

Bathroom

5'4" x 5'8" (1.64 x 1.75)

The bathroom features a panel enclosed bath with shower above, tiled flooring throughout and paneled walls. The room also comprises of a frosted window for added privacy, WC, hand basin and towel rail.

Bedroom One

9'5" x 7'10" (2.88 x 2.40)

The light filled double room benefits from a UPVC window to the rear elevation. There is ample space for a double bed and all associated bedroom furnishings. The room also features a wall mounted radiator and laminate flooring throughout.

Bedroom Two

9'5" x 7'1" (2.88 x 2.18)

The second bedroom has a window to the front elevation with woodland views. The room currently houses twin beds for multiple occupancy within the lodge. The room also benefits from a wall mounted radiator and laminate flooring.

Agents Notes

To comply with the property misdescriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any services, gas or electric appliances or fixtures and fittings mentioned in

these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

The park is open 365 days of the year. The lodge will be sold with brand new 99 year license agreement. The property is not mortgageable but other forms of finance may be available. This property cannot be your sole residence.

Directions

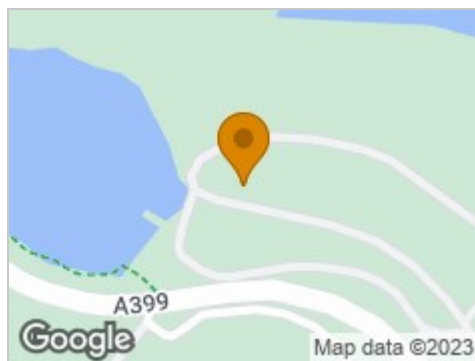
From our offices proceed along Portland Street, then Hillsborough Road until the road becomes the A399 (eastbound). Carry on along this road through Hele Bay. Around 2 miles outside of Hele you will see Watermouth Castle appear on your right hand side,. Turn right into the castle grounds and follow the road round to the left of the castle where you will find Park Life Resorts.

Outside

Located at the far end of the park, this lodge offers peace and serenity. Surrounded by gardens, woodland and mature shrubbery, this is the perfect place to relax and unwind. The Lodge itself has a large garden complete with picnic bench, and allocated parking adjacent to the property.



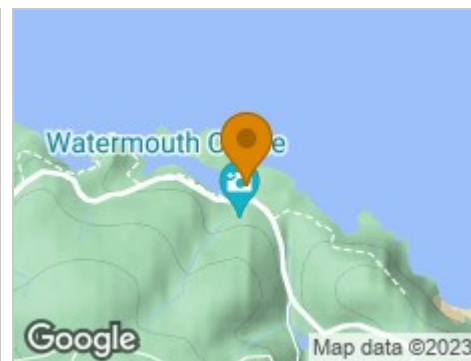
Road Map



Hybrid Map

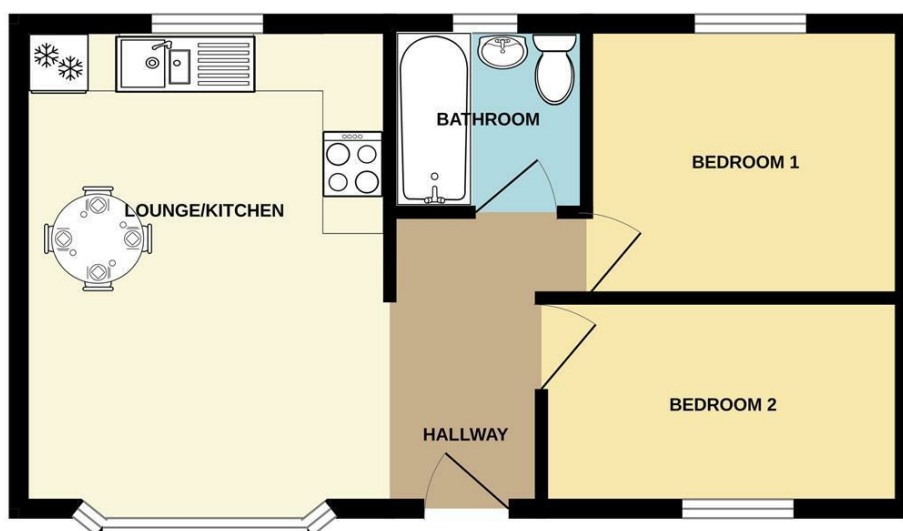


Terrain Map



Floor Plan

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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>

