



25 Manor Park, Bideford Bay, Bucks Cross, Bideford,
EX39 5DU Guide Price £49,950



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Situated on this popular holiday resort, is this luxuriously equipped 2 bedroomed holiday lodge, with views to Lundy Island, boasting light open plan living accommodation, a well-equipped kitchen, and an ensuite master bedroom. The lodge enjoys full use of the well-maintained communal grounds, with plenty of entertainment for all the family. Ideal second home or holiday let!!

- Luxurious 43' x 13' 2016 Abi Westwood Holiday Lodge
- Prime location within Bideford Bay Holiday Park
- Open Plan Living Accommodation
- Well-appointed Kitchen with integral appliances
- 2 Bedrooms (master being en-suite)
- Popular Holiday Resort
- PVC Double Glazed Windows and Doors
- Mains Gas Fired central heating
- Private Parking Facility
- Wrap around Decking area to 2 sides
- 20 Year Licence from 2016

Located close to the coast, on a beautiful wooded hillside, on the popular Bideford Bay Holiday Park, is this stunning Abi Westwood 2016 Holiday Lodge. It can be utilised all year round and is ideal as second home or holiday let rental, with potential to generate income. The site is well maintained and family friendly and offers great facilities including a large club house, which offers an extensive entertainment and activity programme. There is also an indoor pool and heated outdoor pool (restricted opening times) with flume. The Manor House Bar and Restaurant, hosts live entertainment, children's entertainment, indoor games and amusements. There is also an outdoor play area, sports facilities and WiFi access.

The golden sandy Blue Flag beach of Westward Ho! is only about a 10-minute drive away and the port and market town of Bideford is approximately 9 miles distant and offers a good range of amenities. There is plenty to do in the local area, with various holiday attractions, as well as walking on the coastal path etc.

This spacious and luxurious 2016 43' x 13' Abi Westwood holiday home captures modern practical living, with an exceptionally well thought out design. This particular property was previously offered as a prize, on the TV show Good Morning Britain. Uniquely for its size, the Westwood has a separate entrance hall, providing extra storage space, and this leads to the open plan



kitchen and modern living area, with space for a table and chairs perfect for informal dining. Together with integrated appliances and fitted bedroom furniture, the Lodge is packed with all the features you would want from your holiday home!!

PVC double glazed door gives access to Entrance Hall: Low level built-in storage cupboard. Further built-in cupboard housing the Morco gas fired boiler, serving the domestic hot water and central heating systems. Downlighting. Radiator. Part vinyl and part carpeted flooring.

Open Plan Living/Kitchen/Dining Room 21' (max) x 12' (max)

Living Room: A triple aspect room with PVC double glazed windows to front and side elevations with matching sliding door giving access to the balcony. Feature fireplace with wooden surround and a slate hearth. TV aerial point. Downlighting. Radiator. Carpet. Open access to:

Kitchen/Dining Area: A dual aspect room with PVC double glazed windows to side elevations. Comprehensively fitted with a range of units comprising inset 1.5 bowl stainless-steel sink unit with cupboards under, range of matching units with work surfaces over, range of matching wall units, fitted washing machine, dishwasher, five ring hob with cooker hood over with adjacent oven and microwave and a fridge freezer. Radiator. Vinyl flooring.

Master Bedroom: PVC double glazed window to side elevation. Range of fitted bedroom furniture including a walk-in wardrobe. Vertical radiator. Carpet. Door to:

En-suite Shower Room: PVC double glazed window to side elevation. Shower cubicle, low level flush WC and wash hand basin. Downlighting. Extractor fan. Ladder style radiator. Vinyl flooring.

Bedroom 2: PVC double glazed window to side elevation. Fitted wardrobe. Radiator. Carpet.

Bathroom: PVC double glazed window to side elevation. Fitted with a suite comprising panelled bath with shower fitment over and adjacent glazed shower screen, low level flush WC, vanity wash basin, tiled splashbacks, vinyl flooring.

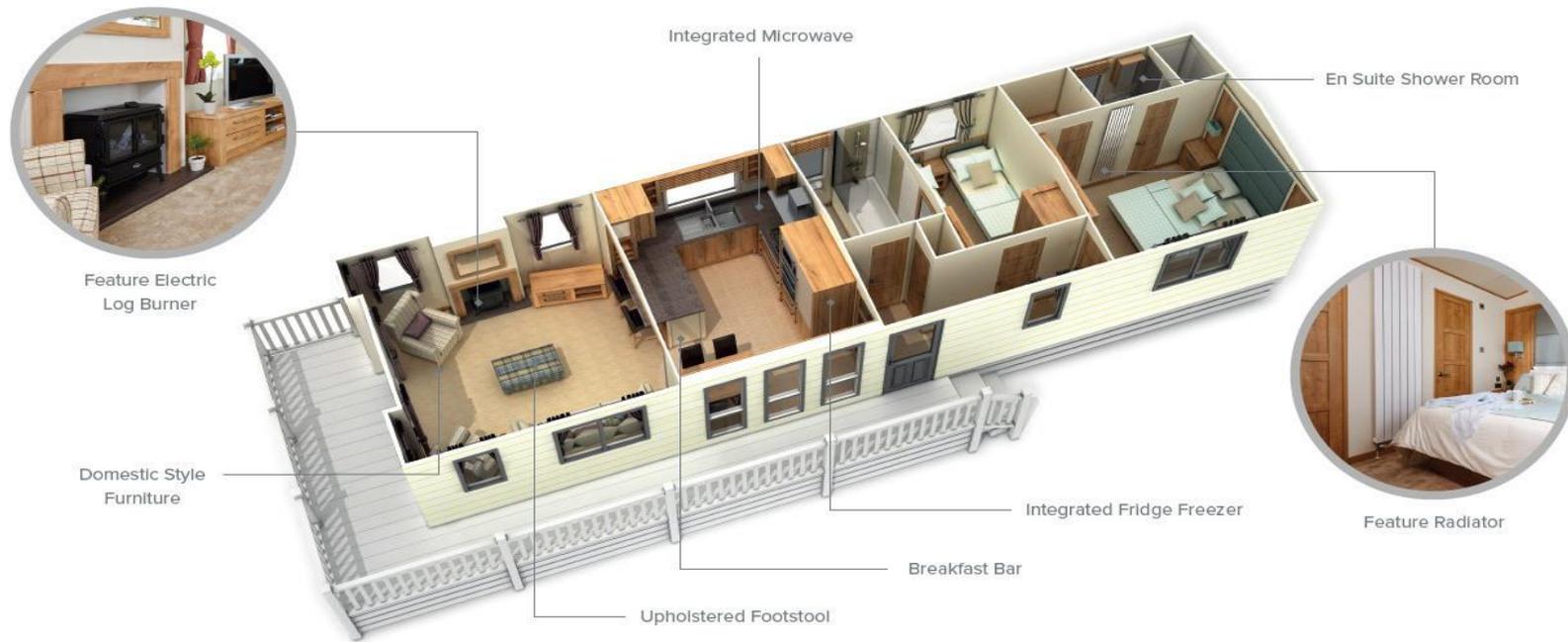
Outside: The lodge benefits from a wraparound decked balcony to 2 sides, providing ample space for outside dining and from where views are enjoyed to Lundy Island. There is a water tap and external lighting. Private parking is provided to the front of the lodge.

Annual Fees as follows: Site Fees: £5,700 p.a. (subject to annual review). **Water Rates:** To be confirmed. **Insurance:** Approx £150 p.a. **Gas & Electric:** Each lodge is privately metered

Lease: 20-year licence from 2016 **EPC:** Exempt

Agents Note: This property is for holiday use only and must be purchased as a second home or holiday let. All owners must have a main residence elsewhere.





DIRECTIONS: From Bideford Quay, proceed in an easterly direction as though towards Heywood Roundabout and take the first left onto the A39 sign posted Bude. Continue along this road, passing through Ford and Fairy Cross and Horns Cross. Upon reaching Bucks Cross, pass the turning on the right to Bucks Mills and take the next turning on the right in to Bideford Bay Holiday Park. Continue into the site and just before the sign for 'Bucklands' turn right and follow the road passing "Parklands" and "Walland" on the right. Just after the sign for Bay View Villas (on your right), turn left where you will see a sign for 21 - 30 Manor Park, and the lodge can be found towards the end on the left-hand side, easily identifiable.



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