



## Hoburne,

Blue Anchor, TA24 6JT  
£105,000 Leasehold



Wilkie May  
& Tuckwood

# Description

A detached modern Willoughby Clearwater 40ft x 20ft lodge situated on the popular and sought after holiday park of Hoburne, Blue Anchor.

- Detached Lodge
- Two Bedrooms
- Off Road Parking
- No Onward Chain

The lodge comprises a 2018 40ft x 20ft lodge situated in a prime location, just a stones throw from the Bristol Channel and nearby heritage steam railway line. The lodge will be found in excellent condition throughout and benefits from full Upvc double glazing, gas central heating (Calor) and is available with No Onward Chain. The site itself is betwixt between the Quantock Hills and Exmoor, with easy access to the surrounding countryside and coastline, and on the site itself is a large recently refurbished Café/Restaurant, Pool, Gym and Spa. Full details of the facilities on offer can be found on the parks website.

The accommodation in brief comprises; glazed door into open plan Living Room/Kitchen; with triple aspect, sliding patio doors to front decking area, TV point, modern wall mounted electric coal effect fireplace. Kitchen; with a good range of modern fitted grey coloured cupboards and drawers under a granite effect rolled edge worktop with matching upstands and inset stainless steel sink and drainer, mixer tap over, integrated fridge, integrated freezer, integrated slimline dishwasher, integrated washing machine, fitted Belling gas oven with 4 ring gas hob and extractor fan over, built in microwave, cupboard housing Ariston gas combi boiler for central heating and hot water. Rear hall. Door into En-Suite Master Bedroom; with aspect to side, built in wardrobe, walk in dressing room with excellent range of hanging space, fitted drawers and shelves, flatscreen TV, overhead storage cupboards. Double doors into En-Suite Shower Room; corner shower cubicle with thermostatic mixer shower over, low level WC, wash basin built into vanity unit, heated towel rail. Bedroom 2; aspect to side, walk in wardrobe with excellent shelving and fitted drawers. Family Bathroom; with white suite comprising panelled bath, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

**OUTSIDE:** The lodge benefits from 2 allocated parking spaces and an L-shaped composite decking platform with glass panels and uninterrupted views to The Bristol Channel and the Welsh coastline beyond.

**AGENTS NOTE:** The site is open for 11 months and 4 weekends of the year from 1st February to 10th January. The lease has 22 years left to run and site fees are approximately £6,613.08 per annum and have been paid for 2024. Letting and pets are permitted.





### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold by private treaty  
**Services:** Mains water, mains electricity, mains drainage, Color gas.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared December 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

\*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



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