



## 21 The Park

Penstowe Holiday Village, Kilkhampton, Bude, EX23 9QY

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Asking Price **£35,000** Leasehold



EPC Rating

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### Key Features

-  2 Bed Holiday Lodge
-  Tucked away idyllic location
-  Penstowe Holiday Village
-  Extensive communal parking
-  Holiday Bolthole
-  Investment opportunity
-  Outdoor seating area
-  Fully furnished and ready to Holiday Let
-  Only 5 minutes from Bude and its beaches!
-  Very well presented

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### **Kitchen/Dining/Living Room 6.00m x 3.45m**

A lovely well equipped room, sold fully furnished and ready to go. Light and airy with front and rear aspect windows.

### **Bedroom One 2.80m x 2.65m**

Another light and airy front aspect double room.

### **Bedroom Two 3.00m x 2.65m**

Rear aspect room currently set up with bunk beds.

### **Shower Room 2.3m x 1.7m**

Shower cubicle with electric shower, WC and wash hand basin.

### **Outside**

Lovely outdoor decked area providing seating area for al fresco dining.

### **Services**

Mains water and electricity.

### **Annual ground rent**

£1586.70

### **Annual service charge**

£347.99

### **Balance of lease**

55 years

### **Agents Note**

Subject to 8 month holiday restriction

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## Overview

For sale is this two bed leasehold holiday lodge set in the most idyllic location within Penstowe Holiday Village and it's 30 acres of mature parkland.

The property has been recently renovated with new flooring, exterior and interior paint, roof and ceiling.

Income potential of £8,000 + per annum.

21 The Park, is conveniently located within a short walk of Kilkhampton Village with its local amenities including Village Inn, Take aways, Post Office and Village Stores to name but a few.

Only a 5 minute drive of BUDE and its wonderful BEACHES!

Sold fully furnished and ready to let.

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