# TRACE PRAPERTY

# Asking Price £32,000 Leasehold

**BUDE** . **CORNWALL** 







# 21 The Park

Penstowe Holiday Village, Kilkhampton, Bude, EX23 9QY









**EPC Rating** 

E

# **Key Features**

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

Penstowe Holiday Village, Kilkhampton, Bude, EX23 9QY

# 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

### 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.

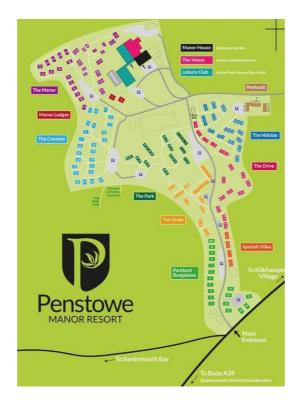
21 The Park, is conveniently located within a short walk of Kilkhampton Village with its local amenities including Village Inn, Take aways, Post Office and Village Stores to name but a few.

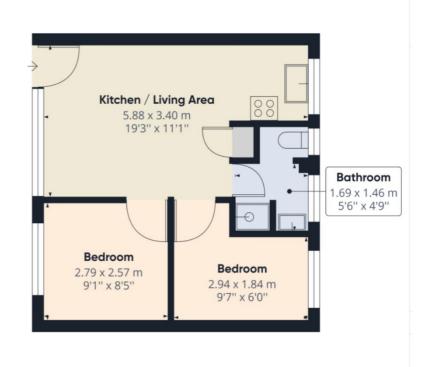
Only a 5 minute drive of BUDE and its wonderful BEACHES!

Sold fully furnished and ready to let.

Penstowe Holiday Village, Kilkhampton, Bude, EX23 9QY









Consumer Regulations: Trace Property have not tested any apparatus, equipment, fixtures or fittings or services to confirm if they are in working order/fit for purpose. Tenure information is supplied by the vendor and no title documents have been checked. A prospective purchaser should satisfy themselves through their conveyancer or surveyor. Floorplans are for illustrative purposes only and are not to scale. Items/furniture photographed are not included within the sale unless agreed otherwise with the seller by separate negotiation. Property details are produced as a general guide only. We encourage you to check broadband speeds and mobile phone signal by visiting https://checker.ofcom.org.uk