5 The Coombe, Penstowe Holiday Park, Kilkhampton, Cornwall, EX23 8DZ
£75,000 Freehold

- Detached 2 bedroom holiday lodge
- Presented to a very high standard
- FREEHOLD
- Nearby communal parking
- Extensive site facilities
- Energy efficiency rating - F

SITUATION
Penstowe Park Holiday Village is situated on the fringe of the self contained village of Kilkhampton which offers a comprehensive range of everyday amenities including post office, two village stores, butchers, food takeaway outlets, two public houses, places of worship, holiday and health resort and excellent primary school. The A39 runs through the village providing excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5. The coastal town of Bude is located approximately four miles to the south and offers a wide range of shopping, banking and schooling facilities as well as a range of leisure pursuits including swimming pool, tennis courts, golf course and sandy beaches.

THE SITE
Penstowe Park Holiday Village is set in nearly 30 acres of parkland with the dramatic north Cornish Coast close by and miles of rolling countryside. The park offers superb facilities for all ages including heated indoor and outdoor swimming pools, squash, badminton and tennis courts, gymnasium, restaurants and bars.

DESCRIPTION
Occupying a private elevated position, 5 The Coombe is an immaculate 2 bedroom FREEHOLD holiday lodge. The property has been significantly enhanced by the current owners including additional wall insulation, uPVC external cladding, replacement uPVC double glazing, new kitchen and bathroom suites. Ideal holiday property or investment purchase.

ACCOMMODATION
SITTING ROOM
Light and airy reception room with sliding patio doors to front and uPVC door to side. Feature electric fireplace with convection heater and slate tiled hearth. Two spacious storage cupboard. Television aerial point (external television aerial recently replaced).

KITCHEN
Range of floor units with roll top work surface incorporating stainless steel sink / drainer unit with mixer tap and tiled splash backs. Appliance space for electric cooker and fridge. uPVC window to rear, access to electric consumer unit and breakfast bar with storage units above.

BEDROOM ONE
Double room with window to front and lockable storage cupboard. Freestanding bedroom furniture including wardrobe, chest of drawers and bedside table.

BEDROOM TWO
Currently arranged as a twin room with window to rear and lockable storage cupboard.

SHOWER ROOM
Modern white suite of low level W.C, pedestal wash hand basin and walk in shower cubicle with electric ‘Triton’ shower. Two obscured windows to the rear, hydro-panelled walls and extractor fan. Loft access hatch and wood effect laminate flooring.

OUTSIDE
To the front of the property is a sunny south facing paved patio providing a completely private seating and dining area. Pathways to either side of the property give access to the level rear lawn, this area is owned by the lodge.

PARKING
Communal car parks are situated throughout the site with the nearest to lodge approximately 10-20 metres away. From here paved pathways give access to the lodge.

SERVICE CHARGE & SITE FEES
Service charge - £477.06 + VAT
Amenity charge - £125.17 + VAT
Refuse charge - £73.05 + VAT
Electricity maintenance - £74.57 + VAT

SERVICES
Electricity via pre-paid meter situated within the lodge. Mains water.
Drainage via site private disposal system

COUNCIL TAX BAND
A

ENERGY EFFICIENCY RATING
F

AGENT NOTES
The property is sold fully furnished (with the exception of a few personal items to be removed by the vendors).
The property is restricted to holiday use only for 9 months of the year.

DIRECTIONS
From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford. Continue along this road for approximately 4½ miles and just before entering the village of Kilkhampton, the entrance to Penstowe Park will be found on the left hand side. Proceed into the grounds of Penstowe Park and continue along the main drive and bear left when facing the Manor House whereupon the entrance to The Coombe will be found on the left-hand side.

VIEWINGS
Please ring 01288 359999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

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