



Willerby Lyndhurst 2015 Bude EX23 9EE  
£43 995 Long Licence

 **seldons**  
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# Willerby Lyndhurst 2015 Bude EX23 9EE

Brand New, high specification Holiday Caravan with fixtures and fittings and plot, on this well served holiday resort with outdoor swimming pool & facilities with good access to the Bude's sandy beaches, surf, 18 hole golf course & amenities.

- Holiday Home
- Brand New 38' x 12' 6 Caravan & Plot
- Brand New Fixtures & Fittings
- Bottled Gas Fired Radiator Heating
- PVCu Double Glazed Windows
- 12 Month Season & On Site Facilities
- 3 Bedrooms
- Shower Room & Cloakroom
- Living Room & Kitchen/Dining Room
- Adjoining Parking space

## The Resort

Situated on Bude's closest resort to beaches, sea pool and 18 hole golf course, the location is ideal for holidaying with the resort having a 12 month season and being pet friendly.

The resort is currently subject to a £2.4 million programme of upgrades and has on site facilities including brand new outdoor swimming pool, bar & clubhouse, mini market, diner/take away, launderette, arcade and children's adventure playground. Seasonal evening entertainment and kids club.

## The Accommodation

With light and airy interiors designed to modern specifications the interiors really are specified to such a high standard they create a "home from home" environment and you will feel snug when relaxing on the soft furnishings within this contemporary space.

**Living Room** is designed to provide a great relaxing space with comfortable seating and a place to nestle down for the evening in front of the TV with the benefit of gas fired radiator heating from a combination boiler and focal electric fire. Dresser unit. French doors. Windows.





**Kitchen/Dining Room** has a good range of base and wall units for storage and an under counter Fridge & Freezer. Feature corner range Cooker. Single drainer sink. Window.

**Dining Area** sofa with under seat storage baskets and dining table. Glazed Entrance door.

Door gives access to an inner hall with doors to:

**Bedroom 1** a double bedroom with wardrobe & wall cupboards. Window.

**Bedroom 2** a twin room with two single beds which if necessary can be pushed together for adults together with a wardrobe & wall cupboards. Window.

**Bedroom 3** a twin room with wardrobe & wall cupboards. Window.

**Shower Room** a three piece white suite comprising shower cubicle, wash hand basin and WC.

**Cloakroom** WC and wash hand basin

#### **Outside**

**Allocated adjoining Parking Space** (gravelled hardstanding optional)

#### **Charges**

**Site fees and water costs** are £3 615 per annum (annually reviewed). Electricity is metered and gas is by the bottle.

**Income generator** the Resort runs a flexible rental programme where you can generate additional income by offering your holiday home as a holiday let through the Resort. They will co-ordinate the lets, meet and greet clients, provide a full clean on changeover days which includes bed linen, and offer full holiday facilities for only 20% of the price paid.

**Caravan siting** to maintain the good appearance of the resort, as is typical for most well run Resorts, there is a minimum date from manufacture that you are required to comply with, with regard to the age of caravans sited. For the resort this is set at 20 years (against the more typical 10 years). You then have the option to trade up for a new caravan or part exchange. Yearly extensions are considered provided the caravan is well maintained, clean, free from defect or damage subject to the resorts discretion.

**Caravan usage** is flexible and you are permitted to allow lets to friends and family and they are also allowed to take full advantage of the Resorts on-site facilities at no additional charge.

**Finance** is available through the resort via Black Horse Finance currently at 7.9% APR (variable).

**Tenure:** Maximum 20 year pitch licence.

**Council Tax** is not payable.

**Services:** Mains: Water, Sewerage & Electric





**Optional Adaptors & Extras** Decking is an optional extra. Please enquire at your meeting with the Resorts representative for full details.

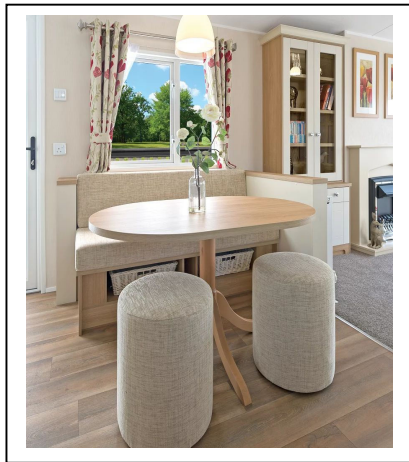
### Viewings

**ALL VIEWINGS STRICTLY BY ARRANGEMENT THROUGH SELDONS ESTATE AGENTS.**

NB: We politely request you please not to just turn up at the Resort. All appointments have to be booked with a representative who will allocate an appointment with you to allow sufficient time to give you a comprehensive tour and answer any questions you may have.

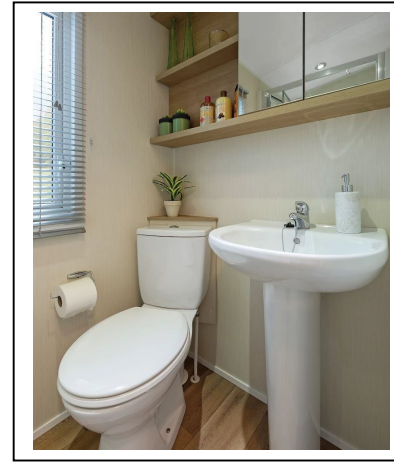
We cannot guarantee a representative will be available without a prior appointment and we would not wish you to have a wasted trip.

We thank you for your anticipated co-operation.



Please note images are generic pictures and that there may be slight differences or variations in the final design in reality.

Sea Views are illustrative only and are not present at this resort.



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