



Victory Echo 2017 Bude EX23 9EE
£44,995 Long Licence



Victory Echo 2017

Bude, EX23 9EE

Brand New, well specified 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 and 18-hole golf course.

Site fees included for this year

- Holiday Home
- Brand New 36' x 12' Caravan & Pitch
- Brand New Furniture, Fixtures & Fittings
- Bottled Gas Fired Radiator Heating
- 12 Month Season & On Site Facilities
- 2 Bedrooms
- Shower Room & Cloakroom
- Open Plan Living/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. The resort is pet friendly.

The resort is currently undergoing 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

The new Echo by Victory Leisure Homes represents fantastic value with standard features such as central heating, large panoramic windows, USB ports and beautiful contemporary fabrics. This model represents extremely good value for money.

Open Plan Living/Kitchen/Dining Room

Kitchen Wood-effect base units and wall cupboards. Contrast worktops & matching rear upstands.



Free standing under counter fridge. New World cooker with glass hob splash back and cooker hood. Stainless steel sink & drainer with mixer tap.

Vinyl floor covering

Living Room: A relaxing space with 'L shaped' wrap-around seating. Fold out, sprung double guest bed & mattress. Electric fire.

Dining Area Dining table & four ladder-back chairs.

From the Kitchen area door gives access to an inner hall with doors to:

Bedroom 1: Double bedroom with King size bed and wardrobe.

Bedrooms 2: Twin room with two single beds with full storage beneath and wardrobe.

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 £3,705 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.

Tenure: Maximum 20-year pitch licence.

Finance is available through the resort via Black Horse Finance @ 8.2%

Council Tax is not payable.

Services: Mains: Water, Sewerage & Electric





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

Views are illustrative only and are not indicative of this resort.



Optional Adaptions & Extras please enquire at your meeting with the Resorts representative.

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.

01237 477997

15 The Quay
Bideford
Devon
EX39 2EZ

enquiries@seldonestateagents.co.uk
www.seldons.co.uk

