



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sunset Lodge  
Number 51  
Pentire Holiday Park  
Bude  
Cornwall  
EX23 9HP

**Asking Price: £65,000 Leasehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

Sunset Lodge, Number 51, Pentire Holiday Park, Bude, Cornwall, EX23 9HP



- 2018 Willerby Winchester
- 3 Bedrooms (one ensuite WC)
- Superb Investment Opportunity
- Gas Central Heating
- Balcony to Front and Side
- EPC: Exempt



**This 3 bedroom Willerby Winchester is located on the popular Pentire Haven Holiday Resort on the outskirts of the coastal town of Bude. This 2018 model benefits from a luxury finish, LPG gas central heating and double glazing throughout. The property comprises of an open plan kitchen/diner and lounge with double patio doors opening onto a balcony perfect for Al fresco dining, 3 bedrooms (one with ensuite WC) and a family bathroom. The Willerby Winchester provides everything you love about getting away, with space for the whole family.**



**The property is situated between the village of Kilkhampton and the hamlet of Stibb is only 1½ miles from the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities etc. Together with many breathtaking clifftop coastal walks etc. Nearby beauty spots and places of interest include Sandymouth, Duckpool, Coombe Valley and Northcott Mouth. The villages of Poughill and Kilkhampton are both approximately 2½ miles distant and provide a useful range of local village amenities. The coastal town of Bude is some 4 miles and offers a comprehensive range of shopping, schooling and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre.**



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**Kitchen/Diner** - 12' x 8'11" (3.66m x 2.72m)

This light and airy open plan kitchen/diner area benefits from windows to both side elevations and a door leading to side balcony. The kitchen comprises of a range of modern base and wall units with laminate worktops over incorporating a stainless steel sink/drainage unit with mixer tap. Integrated cooker with 4 ring gas hob and extractor hood over. Integrated fridge/freezer, microwave and washing machine unit.

**Lounge** - 12' x 9'4" (3.66m x 2.84m)

The lounge benefits from a triple aspect with windows to both side elevations and patio doors to the front elevation and balcony. The lounge offers ample space for large sofa and benefits from a built in electric fire and storage.

**Bedroom 1** - 12' x 7'3" (3.66m x 2.2m)

Window to rear elevation. Built in wardrobes and storage. Door to ensuite WC.

**Ensuite WC** - 4'3" x 2'7" (1.3m x 0.79m)

Frosted window to side elevation. Low level WC and pedestal hand wash basin. Chrome heated towel rail. Wall mounted storage unit.

**Bedroom 2** - 7'11" x 5'7" (2.41m x 1.7m)

Window to side elevation. Built in wardrobe and storage.

**Bedroom 3** - 6'10" x 5'6" (2.08m x 1.68m)

Window to side elevation. Built in wardrobe and storage.

**Shower Room** - 8'8" x 2'7" (2.64m x 0.79m)

This modern bathroom comprises of a low level WC, pedestal hand wash basin and a large shower cubical with mains fed shower over.

**Outside** - The outside of the property benefits from an allocated parking space. Steps lead to a side decked balcony offering an enclosed outside area and ample space for dining. A further decked area to the front of the property can be accessed via the patio doors from the lounge and provides a further outside enclosed space.

**Services** - The current vendors have advised us that the property has a lease until 2032. The lodge also benefits from use of resorts facilities. All services such as water gas and electric are provided by the site and payment is made directly to them.

**Site Fees** - To be confirmed.

**Park** -

- Open all year round.
- Excellent park facilities
- Pet Friendly
- Unique location; ideal for exploring both Cornwall & Devon
- Stunning beaches nearby
- Savour fresh seafood in one of many local restaurants
- Children's play area
- Electric bike hire
- Owners' Events Programme
- Low Site Fees and Fully Managed Sub-letting Service Available
- Tamar Lakes 3.7 Miles Away
- Clovelly 14 miles away
- Bude Sea Pool 5 Miles away
- Boscastle Harbour 18 miles away

# Changing Lifestyles



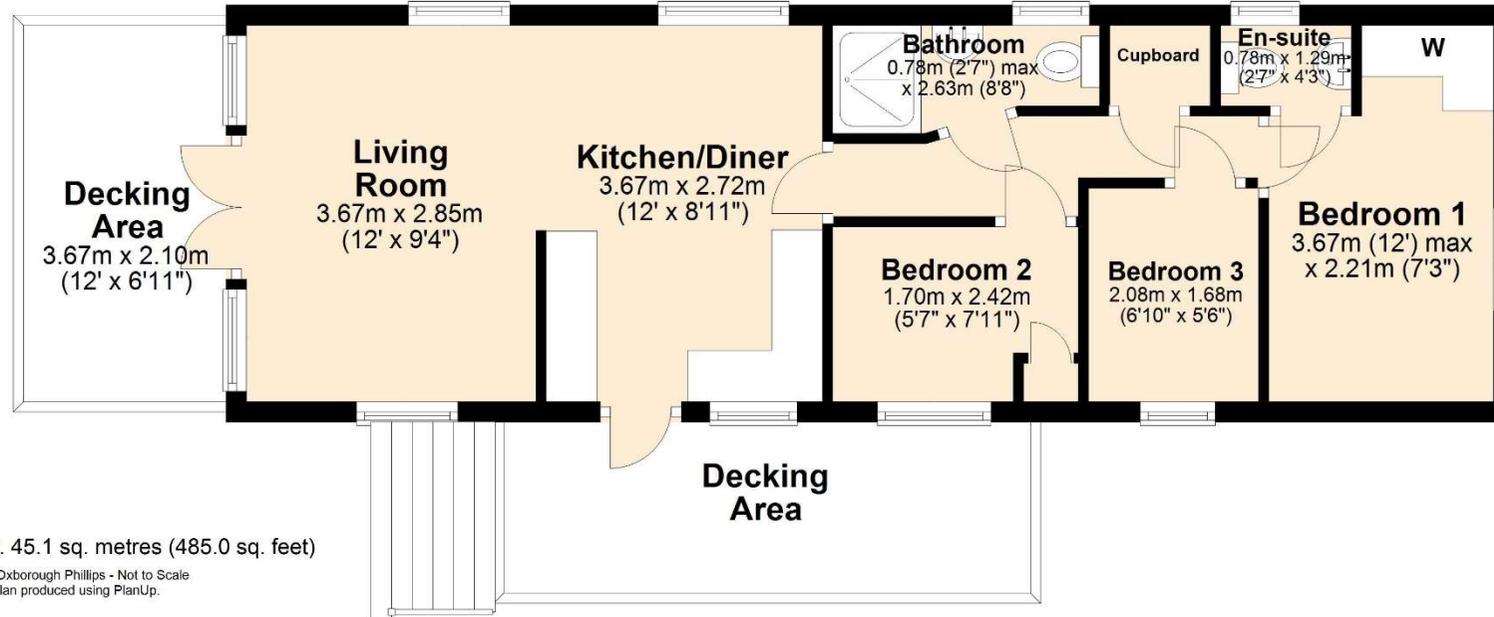
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## Ground Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



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If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive

a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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## Directions

From Bude town centre proceed out of the town towards Flexbury, continue through the village of Poughill and upon reaching the four crossway at Inches Shop turn left signposted Stibb. Upon reaching the centre of Stibb, turn right towards Kilkhampton and continue on this road until meeting the entrance lane to Pentire Holiday Park.