



Bond
Oxborough
Phillips

Changing Lifestyles

7 Summerleaze
Pentire Holiday Park
Stibb
Bude
Cornwall
EX23 9HP

Asking Price: £145,000 Leasehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

7 Summerleaze, Pentire Holiday Park, Stibb, Bude, Cornwall, EX23 9HP



- 2017 Willerby Rutherford
- 2 Bedrooms (one ensuite)
- Superb investment opportunity
- Gas Central Heating
- Balcony and Rood Terrace
- Off-Road Parking
- EPC: Exempt



This 2 bedroom Willerby Rutherford is located on the popular Pentire Haven Holiday Resort on the outskirts of the coastal town of Bude. This 2017 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 patio doors opening onto a balcony perfect for Al fresco dining, a further roof terrace, 2 bedrooms (one with ensuite) and a family bathroom. The Willerby Rutherford 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.



Changing Lifestyles

01288 355 066
bude@boproperty.com

7 Summerleaze, Pentire Holiday Park, Stibb, Bude, Cornwall, EX23 9HP

Kitchen/Diner/Lounge - 20'4" x 19'5" (6.2m x 5.92m)

This light and airy open plan living/kitchen area benefits from a triple aspect including patio doors to the front elevation leading onto a spacious balcony. The kitchen comprises of a range of modern base and wall units with laminate worktops over incorporating a sink/drain unit with mixer tap and 5 ring gas hob with extractor hood over. Integrated eye level double oven with microwave over, fridge/freezer and washing machine. Space for dishwasher. Door to side elevation. The lounge offers ample space for large sofa and dining table, benefitting from a built in electric fire and storage units. Storage cupboard housing LPG gas combination boiler.

Hall - Doors to bathroom and 2 bedrooms.

Bedroom 1 - 11'1" x 9'7" (3.38m x 2.92m)

Window to side elevation. Large walk in wardrobes. Further overhead storage. Door to Ensuite.

Walk in Wardrobe - 5'7" x 4'6" (1.7m x 1.37m)

Ensuite - 5'7" x 4'6" (1.7m x 1.37m)

Frosted window to side elevation. Low level WC, vanity unit with countertop sink and a large shower cubical with mains fed shower over.

Bedroom 2 - 10'5" x 9'6" (3.18m x 2.9m)

Window to side elevation. Large walk in wardrobe and dressing table.

Walk in wardrobe - 6'9" x 1'7" (2.06m x 0.48m)

Bathroom - 6'9" x 5'6" (2.06m x 1.68m)

This modern bathroom comprises on a low level WC, vanity unit with countertop sink and an enclosed panel bath with mains fed shower over.

Outside - The outside of the property benefits from a private tarmac drive with steps leading to a wraparound decked balcony offering an enclosed outside area and ample space for outside dining. A spiral staircase leads to a roof terrace which enjoys far reaching coastline and countryside views.

Agents Note - The current vendors have advised us that the property has a lease until 2036. The lodge also benefits from use of resort facilities. All services such as water gas and electric are provided by the site and payment is made directly to them.

Park -

Description of the 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



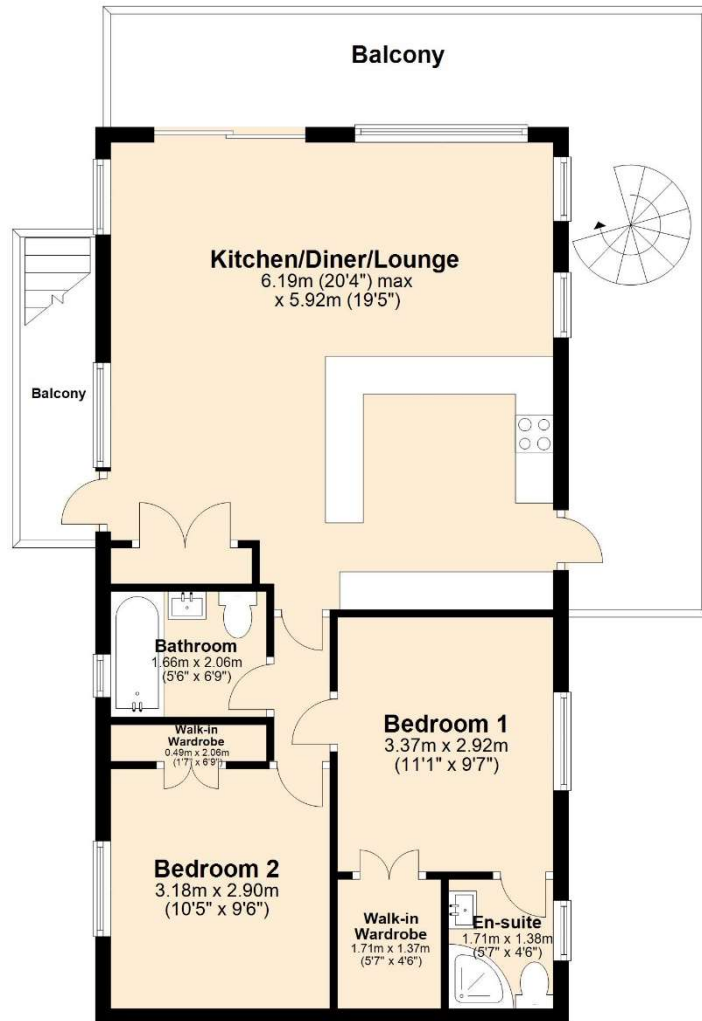
Changing Lifestyles

01288 355 066
bude@bopproperty.com



Ground Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Have a property to sell or let?

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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.