



14 The Park, Penstowe Holiday Village

Kilkhampton, Bude, Cornwall, EX23 9QY

KIVELLS

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Kilhampton, Bude, Cornwall, EX23 9QY

£35,000 Guide Price

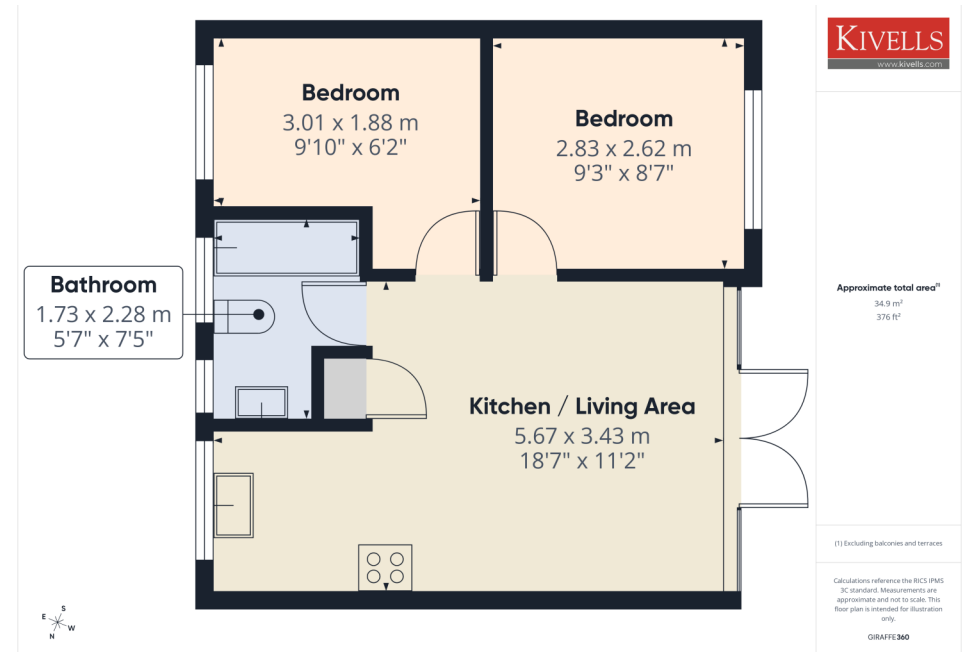
Well presented, two-bedroom bungalow

Set within Penstowe Park Holiday Village in Kilhampton

Private outdoor seating area

Ideal holiday home or investment opportunity

EPC Rating: E



Situation

Penstowe Park Holiday Village is situated on the fringe of the self contained village of Kilhampton 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.

Accommodation

ENTRANCE

Accessed via a part-glazed uPVC door leading into:

OPEN-PLAN KITCHEN / LIVING AREA

A bright and spacious dual-aspect room with a bay window to the front elevation enjoying far-reaching sea views across Widemouth Bay and an additional window to the rear.

The kitchen is fitted with a range of eye and base-level units with work surfaces over and an inset sink with mixer tap and drainer. Integrated appliances include a fridge/freezer, Lamona oven, halogen hob with extractor over, microwave and washing machine. There is ample space for both living room furniture and a dining table.

The living area features an electric fire with wooden mantel, creating an attractive focal point. Finished with a combination of tiled flooring and fitted carpet, with electric panel heaters and a useful storage cupboard housing the hot water cylinder.

HALLWAY

Vinyl flooring.

BEDROOM ONE

Window to the front elevation enjoying sea views towards Widemouth Bay. A generous bedroom with space for a double bed and a range of furniture. Vinyl flooring and electric panel heater.

BEDROOM TWO

Window to the rear elevation with vinyl flooring and space for bedroom furniture.

BATHROOM

A three-piece suite comprising a bath with recently installed electric shower over and glass screen, hand wash basin with tiled surround and WC. Obscure window to the rear elevation. Tiled flooring and electric heated towel rail.

OUTSIDE

To the front of the property is a raised seating area, well-positioned enjoying a coastal outlook across Widemouth Bay.

Resident parking is available within a short walk of the property.

GROUND RENT AND SITE FEES (2025)

Ground Rent: £2,298.22 P/A
Club Charge: £1,680.00 P/A
Service Charge: £1,046.35 P/A

AGENT'S NOTE

The property is to be sold fully furnished. A website is available by separate negotiation.

Description

14 The Park is a semi-detached leasehold holiday lodge conveniently situated for site amenities and parking facilities. The accommodation comprises two double bedrooms, light and airy reception room, modern kitchen and bathroom with electric shower. A perfect holiday home or investment with opportunity to personalise.

Services

Mains electricity and water. Electric heating.

Tenure

Leasehold — Remainder of a 99-year lease which commenced in 2002 (approximately 75 years remaining).

The property is subject to a 12-month holiday restriction.



EE Rating - E



Council Tax Band - Currently Business Rates Relief



Directions

What3Words - ///evaporate.downcast.marble



Virtual Tour

Available upon request.

Viewings strictly by appointment only

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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