

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	27 F	
1-20	G		



A rare opportunity to acquire a reasonably priced 2 Bedroom Holiday Chalet located on the popular Bideford Bay Holiday park enjoying far reaching coastal views to Baggy point in the distance with early viewing recommended



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41 Sea Valley, Bideford Bay Holiday Park  
 Bucks Cross, Bideford, Devon, EX39 5TU |  
 Guide Price £29,990



Bideford Bay Holiday Park is open all year round and the chalets are ideal as second home or holiday let rental, with potential to generate income. This well maintained and family friendly site, has great facilities, including a large club house, which offers an extensive entertainment and activity programme. There is also an indoor pool and heated outdoor pool (with restricted opening hours) with flume. The Manor House Bar and Restaurant hosts live entertainment, children's entertainment, indoor games and amusements and there is also an outdoor play area, sports facilities and WiFi access. The Port town Bideford is approximately 9 miles away and benefits from a good range of local amenities, local and national shops, schools, banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the popular Royal North Devon Golf Club also the picturesque fishing village of Appledore is nearby with popular local bars and restaurants. The regional centre of Barnstaple is approximately a further 10 miles away.

Directions to Find: From Bideford, proceed in an easterly direction towards Northam and at the first roundabout take the first exit on to the A39 signposted Bude. Continue along this road passing through Fairy Cross and Horns Cross. Upon reaching Bucks Cross, pass the turning on the right to Bucks Mills and take the next turning on the right in to Bideford Bay Holiday Park. Continue down into the park, following the road past Reception and the Clubhouse and park thereafter. Number 41 is located a short distance along on your right-hand side.

The accommodation comprises: (All measurements are approximate)

Lounge: A lovely bright living space with large UPVC double glazed picture window and door to front elevation enjoying spectacular coastal views. Dado rail. Coving to ceiling. TV aerial point, wall mounted electric fire, carpet. Open arch to:

Kitchen: UPVC double glazed window to the rear elevation. A range of fitted units comprising inset stainless steel sink unit with mixer tap and cupboards under including water heater, a range of matching units with work surfaces over, matching wall cupboards, tiled splashbacks, integral oven with hob and cooker hood over, space for fridge/freezer, coving to ceiling, vinyl flooring.

Bedroom One: UPVC double glazed window to front elevation with superb coastal views. Coving to ceiling. Vinyl flooring.

Bedroom Two: UPVC double glazed window to rear elevation. Coving to ceiling. Vinyl flooring.

Shower Room: UPVC double glazed window to rear elevation. Glazed corner shower cubicle with Triton shower, low level WC, pedestal wash basin, extensive tiled splashbacks, electric shaver point, extractor fan, heated towel rail. Vinyl flooring

Outside: To the side of the property is an area suitable for outside seating. There is ample parking nearby. The property has access to all communal garden areas. The property has recently been externally clad with UPVC.

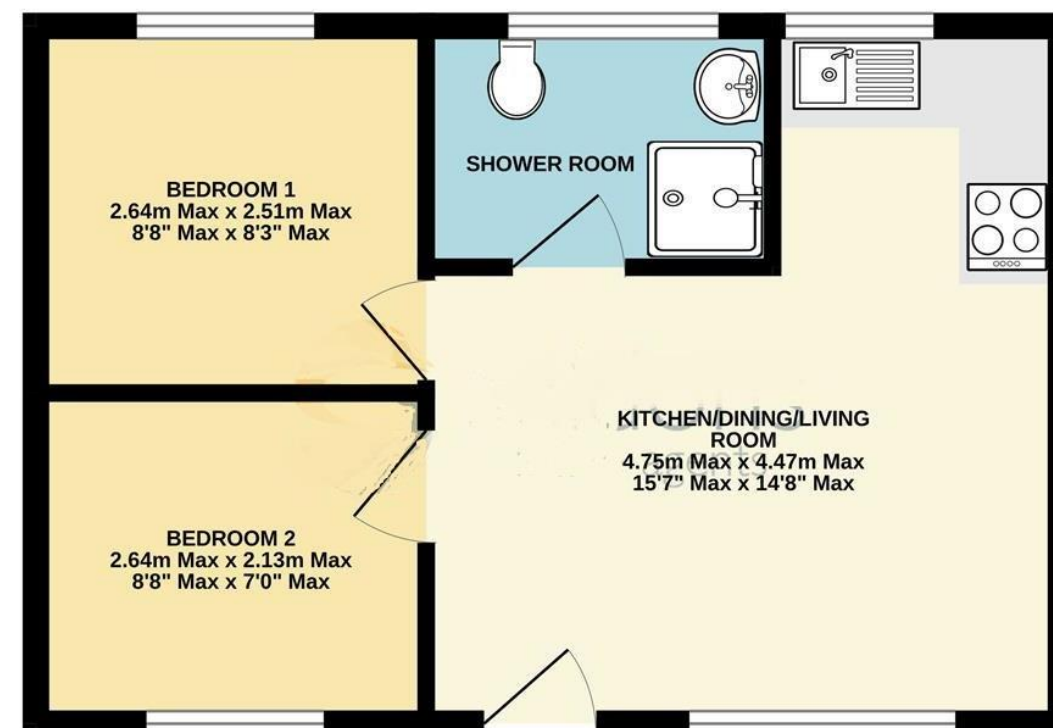
Tenure: Leasehold with the Current Lease expiring on 31st December 2065. The ground/service charge is circa £6000 per annum for 2023 and includes the up keep of all the communal garden areas and on-site facilities. Additionally, there is an annual water charge of around £250, insurance is approximately £120 per year.

Services: Mains Water & Drainage with Electricity (metered) via Bideford Bay Holiday Park. EPC: F Council Tax: Band A Business Rates: If the property is used for holiday letting Non-domestic Business rates may apply. Depending on an owner's circumstances 100% Small Business Rates relief may be available (meaning no payment is due). Interested parties should make their own enquiries from Torridge District Council

Agents Note: This property is for holiday use only and must be purchased as a second home or holiday let - all owners must have a main residence elsewhere. The chalet is available partly furnished, less any personal effects.

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## GROUND FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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