



Willow Bay Country Park

Whitstone | Holsworthy | Devon



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Close to the rugged North Cornish coastline in this very well presented 3 bedroom (1 en-suite) detached holiday unit. The property is located on a popular holiday park offering great access to the coast, moors, and various popular market towns. Built in 2012 the property is a Wessex Classic 40' x 20'. The property will come fully furnished together with sizable deck and hot tub.

The property has every day conveniences including central heating and composite elevations for ease of maintenance and will make a perfect holiday retreat or investment opportunity. Overlooking the decking is a spacious open plan kitchen/sitting/dining area with 2 French doors allowing plenty of light to fill the room. There is a vaulted ceiling throughout this reception area. The kitchen has a range of modern eye and base level units together with a range of integrated appliances.

This whole area is very well presented with modern fixtures and fittings together with neutral décor. There are 3 bedrooms in total. The master is a good size double with a view to the side and an en-suite shower room. Bedroom 2 is a comfortable twin room. Finally, bedroom 3 is a single room currently utilised as a bunk room. The family bathroom has a matching 3-piece suite.

Wrapping around the reception end of the property is an enclosed deck ideal for outside dining. This deck adjoins the French doors for the sitting/dining room. To one corner of the decking is a hot tub overlooking a nearby wooded valley. To the site of the property is an allocated parking space.



Situation

Willow Bay Park provides an ideal base for exploring the counties of Devon and Cornwall, being a short drive from the market town of Holsworthy, with its range of amenities and regular market day and the coastal town of Bude, which has a wide range of facilities including supermarkets, shops, restaurants, leisure centre, swimming pool, local hospital and, of course, beaches. Popular tourist places such as Crackington Haven, Boscastle, Tintagel and Clovelly are all within a short drive. The park has a timber play area for children and is set in 11 acres of natural woodland.

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Open Plan
Kitchen/Lounge/Diner
19'3" x 18'4" (5.87m x 5.59m)

Kitchen Area
9'4" x 8'0" (2.87m x 2.44m)

Bedroom 1
11'1" x 9'4" (3.38m x 2.87m)

En-Suite
6'7" x 4'0" (2.01m x 1.22m)

Bedroom 2
9'5" x 9'2" (2.88m x 2.80m)

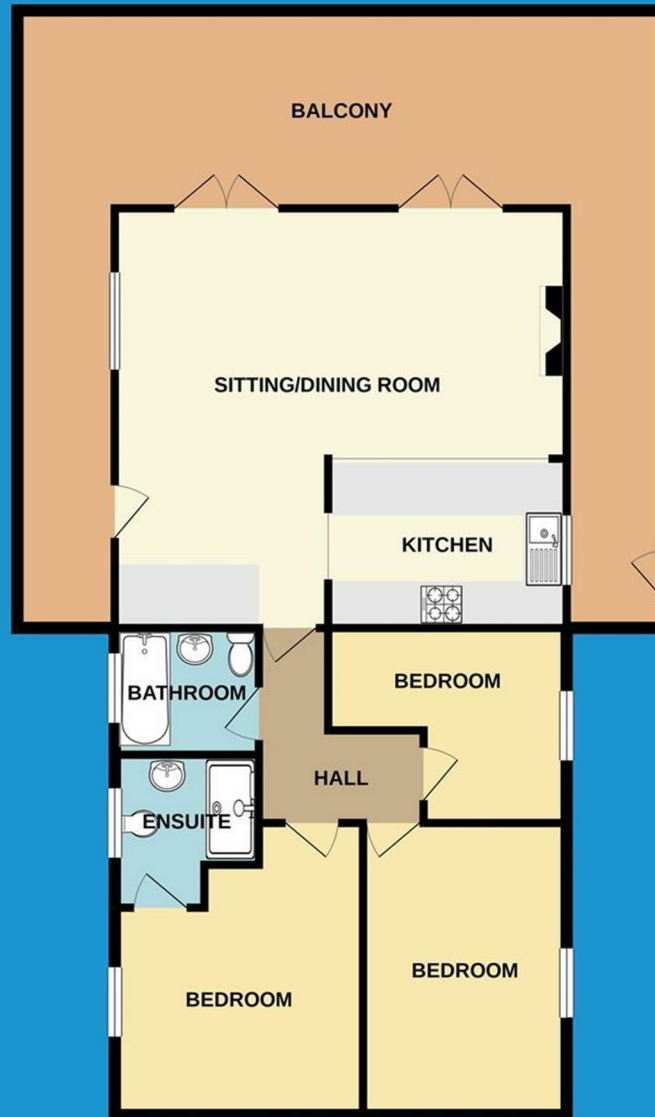
Bedroom 3
8'7" max x 7'6" max (2.64 max x
2.3m max)

Bathroom
6'7" x 5'6" (2.02m x 1.69m)

Services
Mains Electricity and Water.
Private Drainage.
LPG Gas Central Heating.

Site Information
The lease expires on the 9th of July
2062.

The ground rent for the property is
approximately £5250.00 per year
this includes the service charge.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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