Ilfracombe Holiday Park, Marlborough Road, Ilfracombe, North Devon,

John Smale & Co.
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BRITISH PROPERTY AWARDS 2017
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The Property Ombudsman

Ilfracombe Holiday Park, Marlborough Road, Ilfracombe, North Devon, EX34 8PF

£92,500

Excellent opportunity to purchase this recently refurbished ground floor 2 bedroom apartment on this popular holiday park.

Situated only a short distance from Ilfracombe town centre within this holiday park which benefits from many leisure facilities, swimming pool, sauna, car parking, restaurant, bar, kids soft play area, mini golf, launderette. From the park are excellent views across to the channel over to Wales.

The apartment is of a high quality, easy ground floor access leading into a lounge/dining area with open plan into a modern fully fitted kitchen. 2 good sized double bedrooms and modern family bathroom. Electric heating.

The apartment is currently ran as a holiday letting business generating a good income. Information is available upon request. Approximate return is in the region of 22%

Ilfracombe Holiday Park, Marlborough Road, Ilfracombe, North Devon, EX34 8PF

Ground Floor Apartment
Superb turn key investment. Includes all fixtures, fittings, furniture, white goods and cutlery
High Quality Refurbishment
2 Bedrooms
Parking
Use of Leisure Facilities
Close to Town Centre
Potential return of 22%

Entrance door into

Lounge/Dining Room

3.39m x 5.01m (11' 1" x 16' 5")

Kitchen

2.70m x 1.82m (8' 10" x 6' 0")

Bathroom

2.08m x 1.75m (6' 10" x 5' 9") Walk In Shower, WC, sink

Bedroom 1

2.36m x 3.60m (7' 9" x 11' 10")

Bedroom 2

2.37m x 3.52m (7' 9" x 11' 7")

Property Facts

12 month holiday let
NO CHAIN
Ground rent - £1000
Service Charge - £3646
Balance of lease left - 242 years

Full use of facilities including heated pool, sauna, car parking, restaurant, bar, kids soft play area, playground, mini golf and launderette.

DIRECTIONS

The holiday park is situated on the Old Barnstaple Road, as you enter Ilfracombe from the B3230 follow sign to Ilfracombe, just after Tesco roundabout you will find the park on the left. Property is to the right situated in the far right corner as you enter the park.

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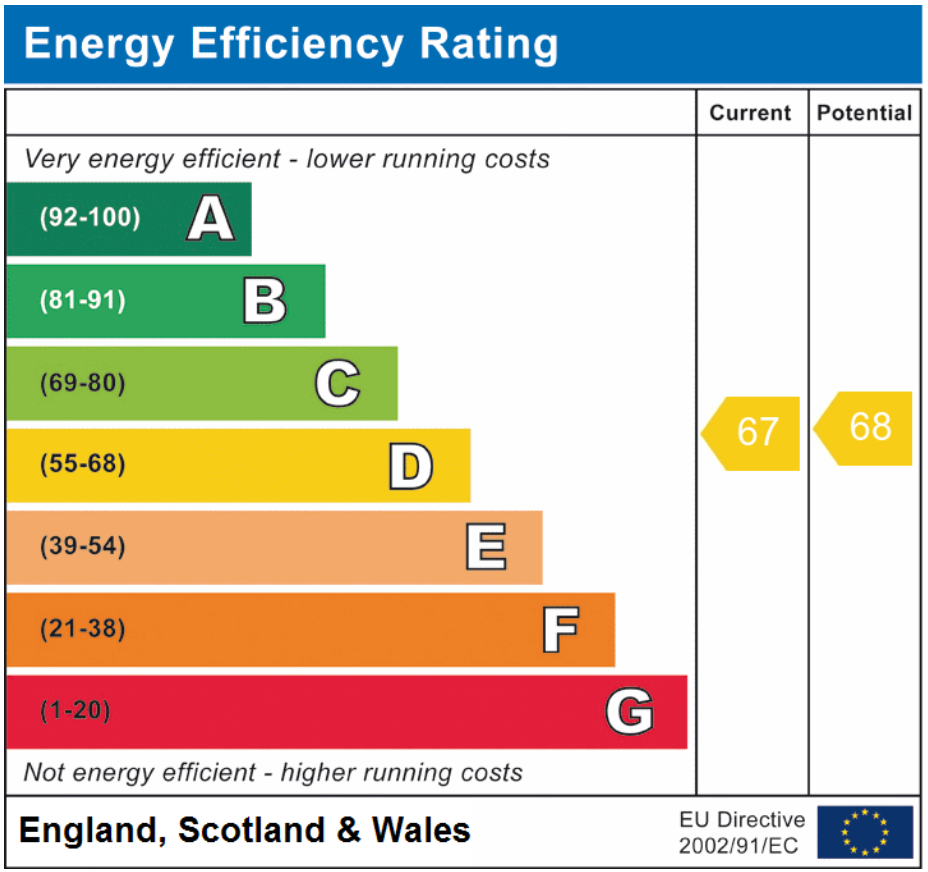

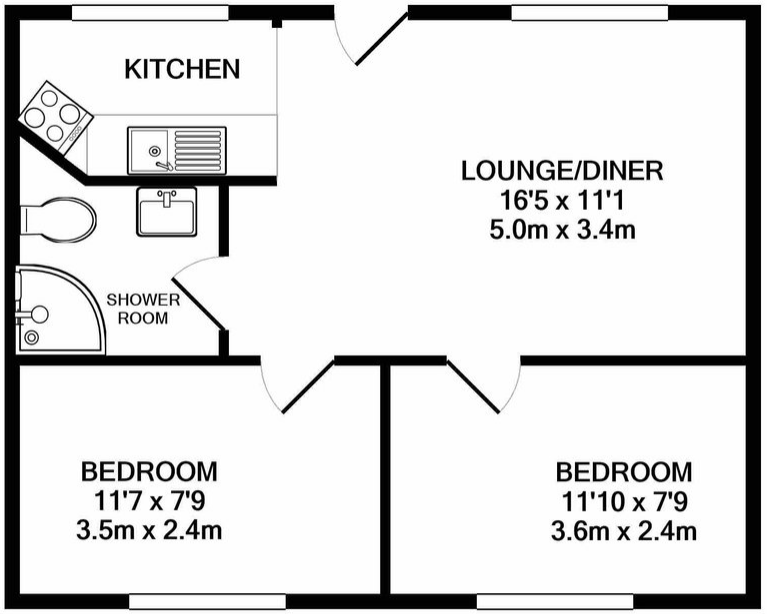

TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are incldued in the sale.