



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

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





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

Ground floor apartment

Superb turn key investment. Includes all fixtures, fittings, furniture, white goods and cutlery

2 Bedrooms

High quality Refurbishment

Parking

Use of Leisure facilities

Close to town centre

Excellent opportunity

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")

Fully fitted modern kitchen

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

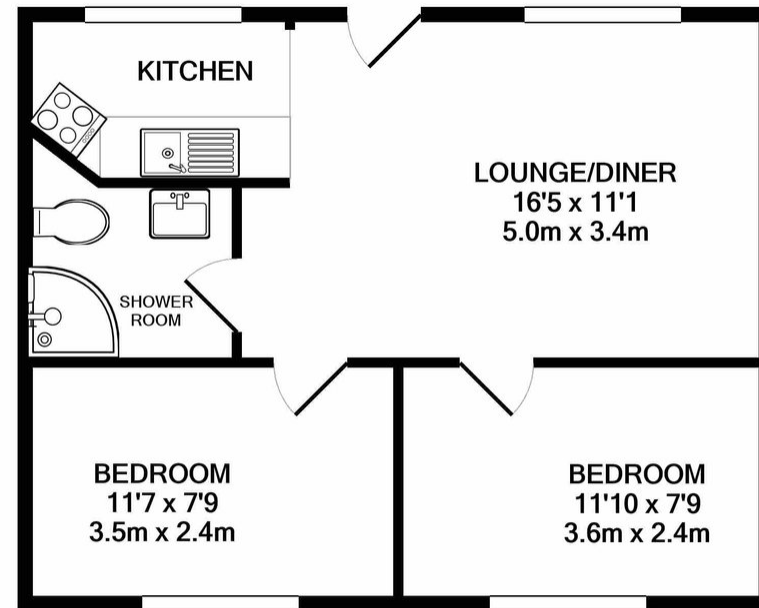
Full use of facilities including heated pool, sauna, car parking, restaurant, bar, kids soft play area, playground, mini golf and launderette.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 included in the sale.



