

## £160,000 - The Croyde

### Lounge Diner

19' 3" x 17' 7" (5.893m x 5.38m)

The front door leads into the lounge diner which is open-plan with the kitchen creating a light and spacious living area. Windows, French doors and the glass front door provide light from 3 aspects.

The lounge diner features a stainless steel fireplace with wooden surround, chandelier style lights and this area is carpeted.

### Kitchen

The kitchen is fitted with a range of cream matching base and wall units with 1.5 bowl stainless steel sink and drainer, oven and microwave, gas hob with stainless steel extractor over and full size dishwasher and washing machine. A central island unit houses the fridge and freezer. There is vinyl flooring and halogen lights in the kitchen area, which is open-plan with the lounge diner.



### Bedroom 1

13' 6" x 9' 4" (4.118m x 2.868m)

Double bedroom with dressing unit, recessed downlights, gas central heating radiator and a window to the side aspect. This room has its own en-suite shower room.

### En-Suite Shower Room

9' 2" x 3' 11" (2.8m max x 1.208m)

White suite comprising WC, pedestal wash hand basin and double shower. The room also features a full height chrome gas central heating towel rail, an extractor fan and pebble effect flooring. A window is to the rear aspect.

### Bedroom 2

10' 1" x 9' 6" (3.086m x 2.899m)

Large bedroom with twin beds and a freestanding wardrobe and chest of drawers. This room also features recessed lighting, a gas central heating radiator and a window to the rear aspect.

### Bathroom

7' 3" x 6' 6" (2.231m x 1.993m)

A spacious bathroom comprising WC, pedestal wash hand basin with monoblock mixer tap and bath with tiled splash back. The bathroom also benefits from a full height gas central heating towel rail, extractor fan, shaver point and mirror fronted cabinet. There is pebble effect flooring and a window to the side aspect.

These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



**SALEBOARDS**  
ESTATE AGENTS  
Putting Ethics Before Profits

**Mullacott Park**  
5 Star Luxury Holiday Lodges



Prices starting from £104,950

Mullacott Park, ILFRACOMBE, Devon, EX34 8NB

Range of Luxury Lodges. Choose Your Own Contemporary And Modern Finish.  
6% Nett Yield Guaranteed.

**SALEBOARDS**  
ESTATE AGENTS  
Putting Ethics Before Profits

51 South Street Exeter EX1 1EE

Tel: 01392 42 74 42

Email: info@saleboards.net www.saleboards.net



## Mullacott Park

Situated on a private Park between Woolacombe and Ilfracombe that has spectacular panoramic ocean and meadow views, these 5 star lodges offer luxury accommodation for the discerning introductory buyer.

Each brand new show lodge is beautifully designed and carefully crafted with a particular emphasis on quality, style and comfort. Internally, the lodges are fully furnished in a modern and contemporary style, and they all benefit from fitted appliances and a variety of luxury modern bathrooms. Externally, each lodge has wooden decked balconies and their own private parking space to the side.

All of Mullacott's lodges are built to last and this was the first park in the country to offer a 99 year licence agreement, clearly demonstrating the total commitment to the level of quality the park's owners insist upon. At Mullacott, an emphasis is placed on relaxation, comfort and enjoyment. Each lodge is carefully positioned to maintain the resident's privacy and has its own car parking space adjacent to it. There are site rules, which are designed to enhance visitors' enjoyment and relaxation at all times. In order to preserve the quality of the Park, the lodges are only allowed to be used as a second home or rental investment and may not be used as a sole or main residence.

For the investment buyer, the park offer a guaranteed 6% nett yield (plus 6 weeks own use) buy-to-let package. Please enquire for further details.

## £104,950 - The Willingcott

### Lounge Diner

12' 10" x 12' 1" (3.91m x 3.68m)

A bright room with windows on two aspects, in addition to an external uPVC double glazed door. The room features a remote controlled contemporary electric fire, stainless steel blinds, halogen spotlights and wood effect flooring which continues throughout the property. The lounge diner has plenty of space for a dining table and chairs.

### Kitchen

8' 4" x 6' 11" (2.561m x 2.129m)

The kitchen is fitted with a range of matching base and wall units, 1.5 bowl stainless steel sink with drainer and mixer tap, electric fan oven, gas hob and extractor fan over. This room also has halogen spotlights and a window to the side aspect.

### Bedroom 1

11' 2" x 8' 8" (3.4m x 2.64m)

Master bedroom with fitted double wardrobes, gas central heating radiator and a uPVC double glazed window to the side aspect. This bedroom has its own en-suite shower room.

### En-Suite Shower Room

8' 2" x 3' 11" (2.49m x 1.19m)

The en-suite comprises low level WC, vanity wash hand basin with cupboard under and double thermostatic shower. There is also a heated towel rail and a window to the side aspect.



### Bedroom 2

9' 10" x 8' 1" (3.0m x 2.483m)

A second double bedroom with fitted wardrobes, gas central heating radiator and a uPVC double glazed window to the side aspect.

### Family Bathroom

7' 1" x 5' 6" (2.172m x 1.703m)

Bathroom suite comprising WC, vanity wash hand basin with cupboard under, and bath with screen and handheld shower. This room also features a chrome heated towel rail, shower mirror, an extractor fan and a window to the side aspect.

## The Saunton - £167,000

### Open-Plan Lounge Kitchen Diner

18' 11" x 16' 1" (5.787m x 4.91m)

Furnished in a modern and contemporary style, this triple aspect spacious open-plan room has a modern kitchen, dining area and lounge. The kitchen area comprises matching oak base and wall storage units, black roll edge worktops with splash back, a 1.5 bowl stainless steel sink and drainer with mixer tap over and various integrated appliances including electric oven, four ring gas burner with extractor hood over, fridge and freezer, microwave and dishwasher. There is also an island storage unit, oak effect flooring and a uPVC double glazed window to the side aspect. The lounge and dining area are carpeted and benefit from a remote controlled electric fire, dining table with six chairs, leather sofas, gas central heating radiators, and uPVC double glazed windows to three aspects with uPVC double glazed French doors opening out on to the decked balcony.



### Hallway

The main door leads from the outside decking to a hallway with doors leading to the kitchen / lounge / dining room, the three bedrooms, bathroom and with storage cupboards.

### Bedroom 1

10' 5" x 8' 7" (3.18m x 2.641m)

A good sized double bedroom with fitted double wardrobes, a gas central heating radiator, door to the en-suite shower room and a uPVC double glazed window to the side aspect.

### En-Suite Shower Room

6' 0" x 4' 7" (1.83m x 1.4m)

A modern white suite comprising a close coupled WC, integrated wash hand basin and vanity unit with splash back and mirror above, corner shower unit with glass screen and a heated towel rail. There is also pebble effect flooring and an obscure glass uPVC double glazed window to the side aspect.

### Bedroom 2

10' 5" x 7' 11" (3.196m x 2.417m)

A twin bedroom with fitted wardrobes, a gas central heating radiator and a uPVC double glazed window to the side aspect.

### Bedroom 3

9' 2" x 7' 9" (2.804m x 2.376m)

A third twin bedroom with fitted storage wardrobes, a gas central heating radiator and a uPVC double glazed window to the side aspect.

### Bathroom

8' 6" x 5' 7" (2.608m x 1.708m)

A modern bathroom suite with a close coupled WC, integrated wash hand basin and vanity unit with splash back and mirror above and a panelled bath with glass screen and shower attachment. This room has marble effect panelling and chrome fittings giving it a contemporary look and also benefits from a heated towel rail and an obscure glass uPVC double glazed window to the side aspect.

