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WOOLACOMBE STATION ROAD £305,000

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A beautifully presented 50' x 22' detached park home occupying a prime front-row position within this sought-after residential development, offering uninterrupted views across the surrounding National Trust countryside, towards Woolacombe and out to the Atlantic Ocean.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Electric Boiler
- Air Con
- Residential development
- Two bedrooms
- Far reaching views
- Coastal Location
- Large decking
- Sea view
- Countryside walks
- Over 45s

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Perfectly suited for those looking for a low-maintenance bungalow-style lifestyle, this impressive home combines modern living with an enviable coastal setting. The property is presented to a high standard throughout and offers spacious, well-planned accommodation comprising a contemporary fitted kitchen, dining area and a comfortable living room featuring large windows that flood the space with natural light while showcasing the spectacular views.

The home provides two generous double bedrooms, including a principal bedroom with en-suite shower room, along with a separate study ideal for working from home, hobbies or additional storage, plus a modern family bathroom.

A particular highlight of the property is the extensive wrap-around decking, creating the perfect space to relax, entertain and enjoy the exceptional coastal scenery. The rear decked area provides a wonderful outdoor seating area with superb views across towards Woolacombe and the Atlantic Ocean.

Further benefits include a detached outbuilding positioned to the side of the property, offering excellent flexibility and suitable for use as a home office, workshop, storage space or similar. There is also ample off-road parking, providing space for multiple vehicles.

Set amongst the rolling hills of North Devon, this modern and welcoming residential park is exclusively for the over-45s and provides a peaceful community environment surrounded by stunning countryside and coastal views. Located just a short drive from the award-winning, dog-friendly beach at Woolacombe Bay, the setting offers a lifestyle that feels like a permanent holiday retreat.

Residents can enjoy breathtaking views from the park, stretching across the surrounding landscape and towards the Atlantic Ocean, while being ideally placed to explore everything this beautiful part of North Devon has to offer.

A convenient bus stop is located just outside the park, providing excellent transport links to the surrounding area. Whether heading into Barnstaple for shopping and amenities or visiting the picturesque coastal villages of Croyde and Woolacombe, there are plenty of opportunities to enjoy the local area.





Site Fee: £358.88 per month

Please note that the site fee (also known as the pitch fee or ground rent) is reviewed annually and may be subject to change. Any increase can only be made in line with the Consumer Price Index. Further information is available upon request.

Council Tax Band: A

Tenure: Virtual Freehold

'Virtual Freehold' means that the purchaser owns the park home itself outright and has the right to occupy the pitch on which it is sited for the duration that the home remains on the park. Please note that park homes are not generally mortgageable. Independent legal advice should be sought for further clarification.

These details have been prepared to the best of our knowledge and belief. Prospective purchasers should satisfy themselves regarding all aspects of the property, including park rules, conditions and associated costs, prior to completion. We also recommend consulting the Mobile Homes Act 2013 for information relating to the future sale

Services and Utilities: Mains Drainage, Electric Boiler, Air Con, Mains electric, Water is paid through the park.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk





Directions

From our offices, proceed west through the High Street and continue out of town along the A361 towards Barnstaple. At the Mullacott Cross roundabout, take the right-hand exit signposted Woolacombe and continue along this road towards the coast.

Pass the Golden Coast Holiday Complex on your left and continue down the hill. Immediately after the petrol station, turn right into Tranquillity Park. The property can be found on the far left-hand corner of the park.

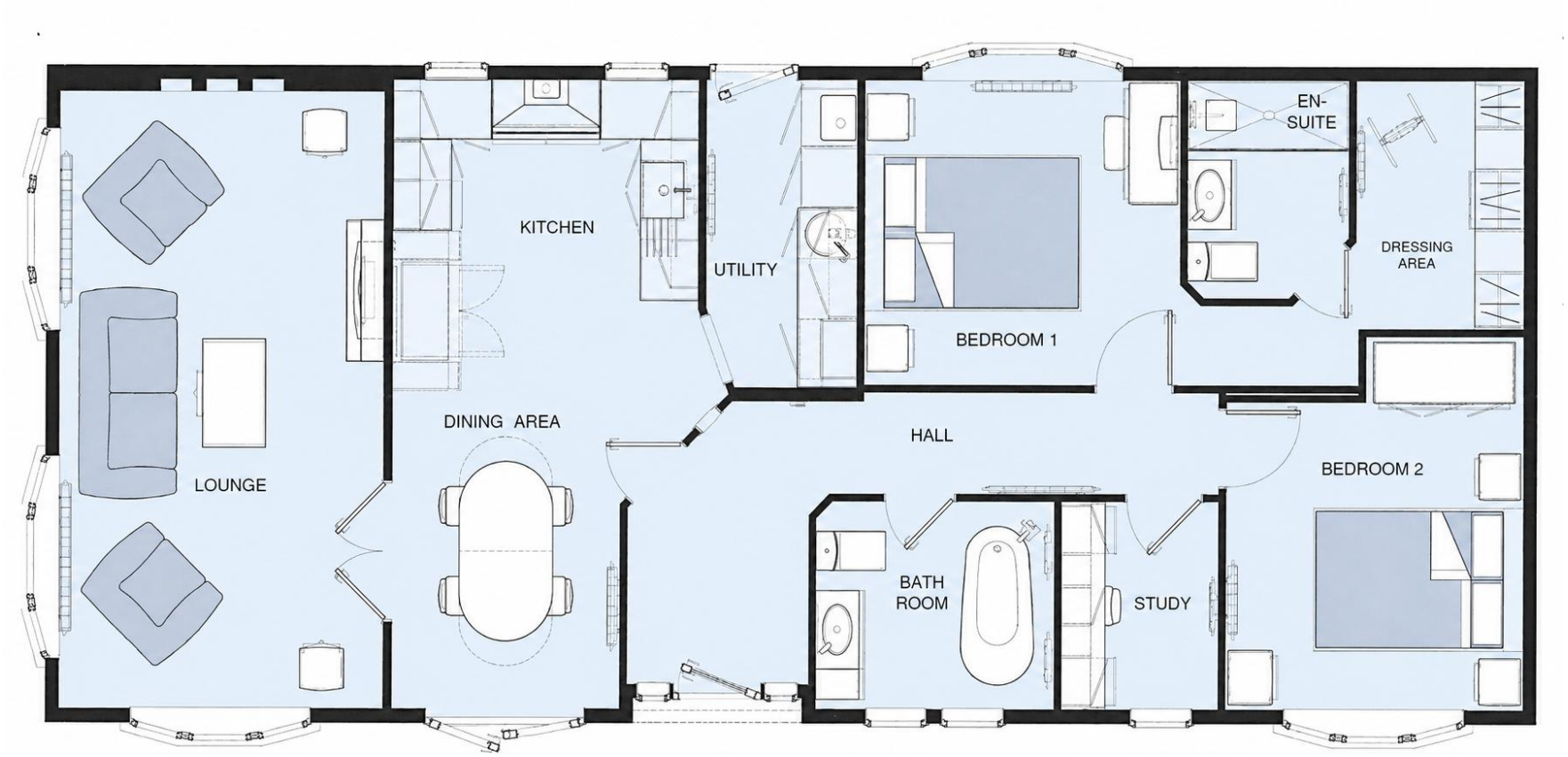
View this property

Please contact our Ilfracombe Office on 01271 863091

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of £TBC to £TBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time.**We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk**

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