



9 Hartland Forest Golf Club
Woolsery, Devon EX39 5RA

Price Guide £120,000

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A 2 bed (1 en-suite) detached holiday lodge – the only one of its design, situated in a lovely position within this popular and peaceful lodge development, which benefits from far reaching countryside views and a parking space. This property is very well presented, has a spacious decking area and would be ideal as a holiday letting investment, or personal holiday home. All furniture and fittings included.

Hartland Forest Golf Club is a small, select complex of holiday lodges in a park-like environment, with fishing lakes and is approximately 4 miles away from the Devon coastline and approximately 1 ½ miles away from Woolserly village. Woolserly is approximately 9 miles distant from the port and market town of Bideford and is served by a bus service. Within a short driving distance are some of North Devon's most breath taking coastlines which include Bucks Mills, Clovelly and Hartland. The village is located approximately 2 miles off the A39 Atlantic Highway which runs from North Devon to the south of Cornwall.



Accommodation:

Welcoming Hallway

Open Plan Lounge/Kitchen
24'3 x 18'6 (7.4m x 5.6m)

Bedroom 1
12'0 x 9'6 (3.6m x 2.92m)
En-Suite Shower Room
6'0 x 5'9 (1.82m x 1.79m)

Bedroom 2
12'0 x 9'7 (3.65m x 2.95m)

Bathroom
9'3 x 5'4 (2.83m x 1.65m)

Outside

Directly in front of the property is a good sized decked veranda which makes a terrific sitting outside alfresco dining area. Views over adjoining countryside. Allocated parking close to lodge.

Services: Mains water, private drainage, mains electricity electric heating, uPVC double glazing.

Tenure: Remainder of original 999 year lease granted in 2000. Site fee's inc. ground rent/service charge of £987.52 inc VAT for 2021 and water/sewerage charges are approx. £525.21/annum inc VAT.

Energy Performance Certificate: F

Council Tax Banding: Currently exempt as Business rates but otherwise Band A.

Directions: From Bideford take the A39 towards Bude. After passing through Clovelly Cross you will come to the brow of

a hill on Bursdon Moor (approx 4 miles) turn left signposted for West Yagland. Follow this road for just over 1 ½ miles where you will come to a sharp right hand bend with a minor junction where Gorvin Farm will be on your left. Take the left fork signposted Woolserly, where you will find the entrance to the Holiday Park.





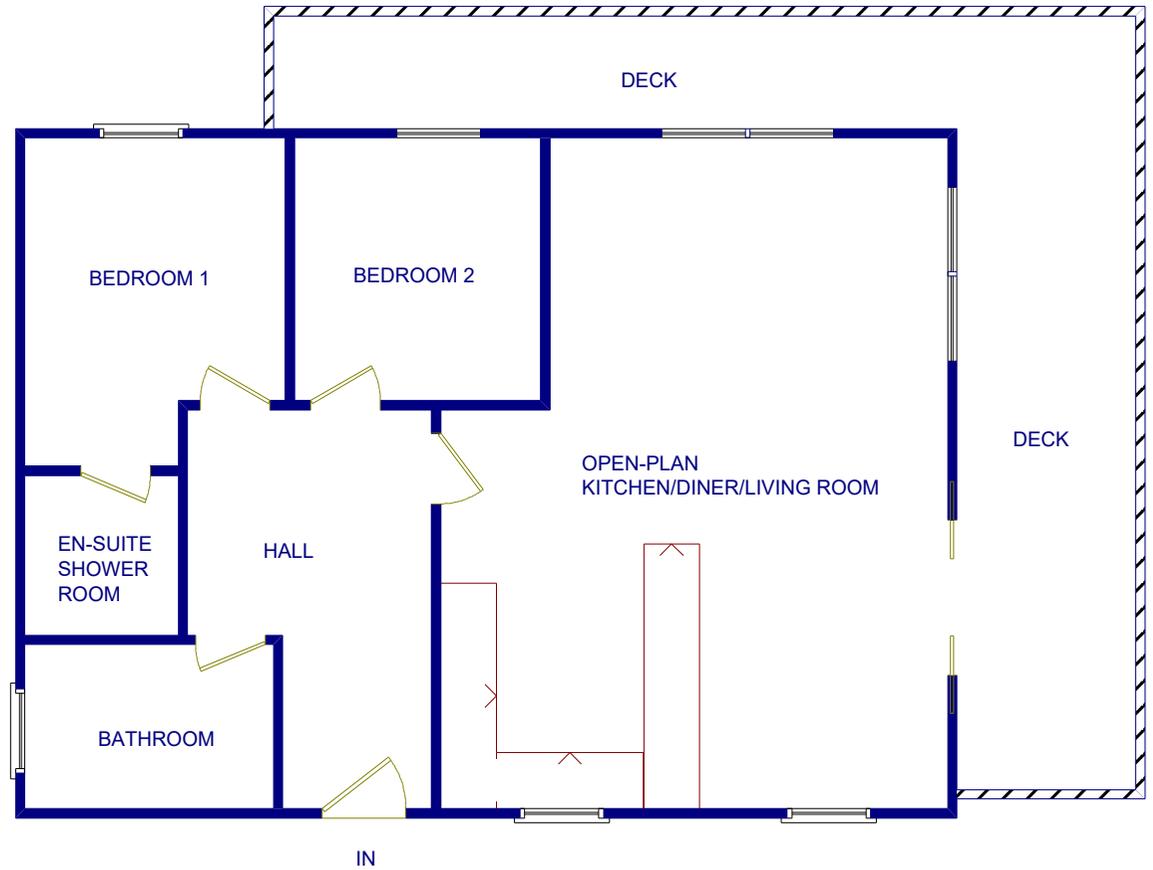
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NOT TO SCALE



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

