



WOOLLIAMS
Property Services

Guide price £25,000
Tarka Holiday Park, Braunton Road, EX31



 **2**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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A Willerby Ninfield (2012) static caravan which sleeps up to 6 people, available with immediate effect and would make for an ideal holiday investment. The caravan comes fully furnished and benefits from gas-fired central heating and UPVC double glazed windows. There is a lovely outside seating area, an allocated car parking space and the site is pet friendly.

Tarka Holiday Park is set on some 10 acres of well-maintained grounds with a dog walking area and a separate children's play area. The Tarka Trail is a short distance away and the site itself is situated between Barnstaple and Braunton.

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North Devon is renowned for its spectacular Atlantic coastline with superb sandy beaches available at Saunton, Croyde and Woolacombe, which contrast with rugged clifftop scenery along the North Devon Coast. Braunton Burrows is a wonderful area to explore which is home to a wide variety of wildlife.

Open plan living room/Dining area/Kitchen *5.83m x 3.63m (19' 2" x 11' 11")*

Entrance door off, a double aspect room with six windows, two radiators, feature fireplace, fully fitted kitchen with inset single drainer sink, a range of base units, integrated gas hob, and built-in oven, recess with fridge freezer, fitted carpet and vinyl floor covering.

Hallway

Boiler cupboard housing Worcester gas-fired combi boiler.

Bedroom 1 *2.87m x 2.36m (9' 5" x 7' 9")*

Range of overhead cupboards, radiator, walking access to open fronted wardrobe recess.

Open fronted wardrobe recess *1.57m x 0.74m (5' 2" x 2' 5")*

Shelves and hanging space.

Bedroom 2 *2.40m x 1.75m (7' 10" x 5' 9")*

Radiator, built-in wardrobes and overhead storage space.

Shower room *2.53m x 1.04m (8' 4" x 3' 5")*

Walk-in shower cubicle with glazed shower door, low-level WC, vanity wash handbasin, heated towel rail, vinyl flooring.

Outside

There is a car parking space in front of the caravan, steps provide access to a terraced decking area which runs the full length of the western side of the caravan with a good sized seating area to the front.

Pitch and site fees

Pitch fees are currently (2023 to 2024) £5,845.00 and cover pitching of the caravan on site, plus on site maintenance and water charges. Gas and electricity charges are limited and invoiced by Park holidays three times a year. Rates (2023) £278.00

Important information

Tarka Holiday Park is open for 11 1/2 months of the year from the 1st of March through to the 14th of February. During the two-week closure period caravans cannot be used overnight. However access is available to the site between 10am and 4pm daily. The caravans can be let out on a holiday basis, and therefore generate income for the owners. We hold a copy of the license agreement (2022) at the office, this is available for any interested party to read if they so wish.

Viewing



Ground Floor



Coming soon

