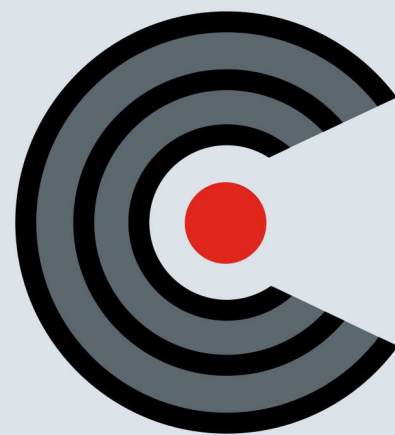




**LYMINGTON TARKA HOLIDAY PARK, BRAUNTON ROAD, ASHFORD  
BARNSTAPLE , DEVON, EX31 4AU**

Searching for a holiday home close to some of the best sandy beaches?

Look no further than this two bedroom holiday home situated in the sought after Tarka Holiday Park. Providing easy access to all amenities and facilities this lodge is worthy of an internal inspection to appreciate what it has to offer.



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**Smart Move**

T: 01271 379314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

W: [chequershomes.co.uk](http://chequershomes.co.uk)

**£49,995**

- Holiday home
- Open plan accommodation
- Modern kitchen
- Cosy living area
- Two bedrooms
- Holiday for 50 weeks a year
- Pet friendly
- Picnic area
- Dedicated dog walking area
- A perfect holiday home

Chequers Estate Agents are delighted to be working with Tarka Holiday Park to have the opportunity to launch this holiday home. The property benefits from having a large open plan living space. The holiday home comes fully furnished and are double glazed throughout. The lodges have a high specification throughout and there are on site maintenance team who are happy to help when required.

In these glorious holiday homes you can holiday for 50 weeks a year which can be any time. The holiday park do also allow you to Airbnb. The holiday park allows two pets and there is a dedicated dog walking area as well as a picnic area for families.

In all we are delighted to have the opportunity to work with Tarka Holiday Park and if these holiday homes are of interest please feel free to give us a call on 01271 379314.

#### AGENTS NOTE

Standard pitch fees £4,975 for 11.5 month season. Piped LPG commercial Gas/Electric metered so only pay for what you use. Water rates for the year just £32, insurance approx £260 per year based on new for old & includes contents.



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

#### COUNCIL TAX BAND



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