



33 LENWOOD COUNTRY CLUB, BIDEFORD. EX39 3PN - GUIDE £82,000

Modernised detached two bed holiday chalet occupying an elevated and pleasant location allowing for a fine aspect over the surrounding grounds. Available with no onward chain.



The chalet is set within the attractive grounds of 'Lenwood Country Club' which currently is closed (and has been for some time) and presently offers no onsite facilities except for the general up keep and maintenance of the grounds.

Lenwood Country Club occupies a semi rural location but is still within easy access of Northam village and Bideford Town, both of which offer a good variety of services and facilities. The seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course is just over 2 miles distant and there is easy access to the North Devon Link Road allowing direct communication to the principle town of Barnstaple and the M5 motorway connection north of Tiverton.

SERVICES: Mains electricity. Mains water and drainage.

COUNCIL TAX BAND: A.

TENURE: The chalet is for holiday occupancy only but can be used for 10 months of the year.

LEASEHOLD: Balance of a 98 year lease which is due to expire 2098.

The chalet is subject to a service charge (covering maintenance of the grounds) which is currently in the region of £TBC per annum. A ground rent is payable which is currently £TBC per annum and insurance contribution of approximately £TBC per annum. The property is subject to use as a private holiday residence or for holiday lettings only. When sold the property owner will be required to pay 5% commission of the sale price to the freeholder.

All figures are approximate and subject to annual review.

DIRECTIONS TO FIND: From Bideford Quay proceed along the Kingsley Road as towards Northam and upon reaching Rydon Garage turn immediately left after into Raleigh Hill. Continue up the hill and after passing the entrance to Lenwood Park take the next turning right and the entrance to Lenwood Country Club will be seen at the bottom of the hill on the left-hand side. On entering the Country Club continue to the far end taking the first left, which gives access to an open parking area from where the pedestrian access to this chalet can be gained.

ACCOMMODATION (all measurements are approximate):-

LIVING/DINING ROOM: 4.88m x 3.93m. Dimplex electric heater and a separate night storage heater. Cupboard with shelving, storage plus the hot water tank. Laminate flooring and uPVC sliding doors onto the outside decking.

KITCHEN: 2.18m x 2.13m. Cupboards and drawers with matching wall units, four ring electric hob with double oven below and extractor above. Work surface incorporating single drainer stainless steel sink unit with tiled splash backing, integrated dishwasher, washing machine and fridge/freezer.

BEDROOM ONE: 3.19m x 2.62m. Wall heater, wardrobe with sliding door and laminate flooring.

BEDROOM TWO: 3.20m x 3.13m. Wall heater, wardrobe with sliding door and laminate flooring.

SHOWER ROOM: Low level dual flush WC, shower cubicle, wash basin and vanity unit. Shelving and tiled flooring.

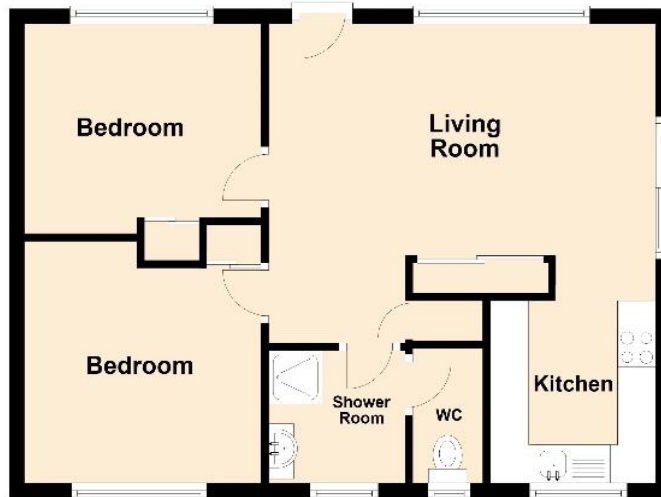
DECKING: Fully enclosed composite decking to the side of the property with trellising and fencing.



BRIGHTS
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Total area: approx. 49.7 sq. metres (534.8 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	