



5 Sea Valley Bideford Bay, Bucks Cross, Bideford, EX39 5DU  
Guide Price £25,000 Leasehold



# 5 Sea Valley, Bucks Cross, Bideford, EX39 5DU

Well-presented 2 double bedroom semi-detached holiday chalet situated within a popular holiday resort with great facilities and boasting glimpses of the sea and light, open plan living accommodation, modern kitchen and shower room. The property enjoys full use of the well maintained communal garden areas and plenty of entertainment for all the family. Ideal second home or holiday let. EPC exempt

- Semi-Detached Holiday Chalet
- Attractive Sea Views
- Open Plan Living Accommodation
- Modern Kitchen
- 2 Double Bedrooms
- Shower Room
- Approx 48 Year Lease remaining
- Popular Holiday Resort
- uPVC Double Glazed Windows
- Well Maintained Attractive Communal Grounds

Bideford Bay Holiday park chalets can be utilised all year round and are ideal as second home or holiday let rental, with potential to generate income. This well maintained and family friendly site has great facilities including a large club house which offers an extensive entertainment and activity programme. There is also an indoor pool and heated outdoor pool (open 23rd May - 1st September) with flume. The Manor House Bar and Restaurant, hosts live entertainment, children's entertainment, indoor games and amusements and there is also an outdoor play area, sports facilities and WiFi access.

The port and market town of Bideford is approximately 9 miles away and offers a much wider range of amenities including banks, butchers, various shops, places of worship, various public houses and restaurants, doctors, dentist and 2 supermarkets.

**Part Glazed uPVC double glazed Entrance door to: Lounge/Dining Area:** A lovely bright double aspect open plan living space with large uPVC double glazed window to front elevation enjoying spectacular sea views and overlooks the attractive and well maintained communal garden areas. Wood effect flooring, TV point.





A modern kitchen with white fronted eye level and base units, roll edge work surfaces, tiled splashback. Stainless steel single sink and drainer with mixer taps. Space for appliances, uPVC double glazed window to rear. Tile effect lino flooring.

#### Bedroom 1:

Double bedroom enjoying far reaching sea views and a pleasant outlook across the attractive communal garden areas. Electric radiator, wood effect flooring.

#### Bedroom 2:

Double Bedroom with built in storage cupboard, wood effect flooring and uPVC double glazed window to rear.

#### Shower Room:

A modern shower room comprises a low flush w/c, wash hand basin with chrome taps and single shower unit. Tiled walls, useful storage cupboard, tile effect lino flooring, frosted double glazed window to rear.

#### Outside

There is ample parking close by and pathways leading up to the front door. The property has access to all communal garden areas and some fantastic facilities on-site including an indoor and outdoor swimming pool and access to the Manor House bar and restaurant

#### General:

**Council Tax:** Tax Band A

**Tenure:** Leasehold with approximately 48 years remaining. The service charge and ground rent is approximately £60.00 +VAT per annum for 2018 and includes the up keep of all the communal garden areas and on-site facilities.

**Services:** Mains Water & Electric via Bideford Bay Holiday Park

**EPC:** Exempt

**NOTE:** This property is for holiday use only and must be purchased as a second home or holiday let. All owners must have a main residence elsewhere.





TOTAL APPROX. FLOOR AREA 365 SQ.FT. (33.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### DIRECTIONS

From Bideford Quay proceed towards the Heywood Roundabout and take the first exit on to the A39 sign posted Bude. Continue along this road passing through Fairy Cross and Horns Cross. Upon reaching Bucks Cross passing the turning on the right to Bucks Mills, take the next turning on the right to Bideford Bay. Continue past the Site Office and take the next right and then immediately bear left, where the property can be found on the right-hand side.

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