



A rare opportunity to acquire a 2019 WILLERBY MISTRAL Static caravan sited at the popular Bideford Bay Holiday park at Bucks Cross with attractive sea views

**BLAK**  
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
Sales 01237 423888 Lettings 01237 471855  
Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



41 Glade, Bideford Bay Holiday Park, Bucks Cross, Bideford, Devon, EX39 5DU | Guide Price £32,500



The current owner has let the Caravan providing a lucrative income on the Flexible Letting scheme provided by the site and also used it for their own use. The income for the last year was £10,800 and the year before was £12,000 The caravan comes fully furnished and benefits from a wrap around Verandah

The Caravan is located on the popular Bideford Bay Holiday Park. The site has a wide range of facilities which include indoor and outdoor swimming pools (with seasonal opening times), outside children`s play areas together with a sports court and mini golf. The onsite club house provides a variety of entertainment for guests whilst the Manor House Bar & Restaurant offers a range of food and drink. dining options.

The site has direct access to the coastal path and offers a variety of scenic walks enoying the beautiful surrounding countryside and coastal area. The site is located only a short distance from the historic fishing villages of Bucks Mills and Clovelly as well as being only a 15 minute drive form the safe sandy surfing beach at Westward Ho!

Directions to Find: From Bideford proceed along the A39 following signs to Hartland and Bude, pass through the villages of Fairy Cross and Horns Cross. Upon reaching Bucks Cross the site will be found on the right just before leaving the village. Enter into the site and follow the road looking for a sign on the right signposted The Glade. Take this turn following t the road down and a bank of parking spaces are located on the right. No 41 is on the left of the road.

**Lounge/Kitchen 16'9" (5.11m) x 11'10" (3.61m):** Spacious Lounge with double aspect UPVC double glazed windows, front door off, Gas feature fire Well equipped modern Kitchen with wood effect units, stainless steel sink Gas oven with Hob & Grill & Extractor Radiator, Spotlights. Cupboard housing Gas Central Heating boiler

**Inner Hall:** Radiator

**Bedroom 1 9'6" (2.9m) x 6'8" (2.03m):** Wardrobe and dressing unit, radiator

**Bedroom 2 8'5" (2.57m) x 5'9" (1.75m):** Wardrobe, radiator

**Bedroom 3 8'4" (2.54m) x 5'0" (1.52m):** Wardrobe, radiator

**Cloakroom:** Low level WC and wash hand basin, heated towel rail

**Shower Room 6'4" (1.93m) x 3'5" (1.04m):** Shower cubicle, wash hand basin, heated towel rail.

**Pitch Fee:** The Pitch fee for 2025 is £7900 and has been paid

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, 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 the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.