

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## A Charming Holiday Home Opportunity

Asking Price

**£459,950**

Mandalay, 24 Leadengate Close, Croyde, Devon, EX33 1PT

- Delightful Holiday Home
- Double Aspect Living Room
- Good Parking, Gardens & Shed
- 12 Month Occupancy
- Nicely Fitted Kitchen with Porch
- uPVC D/G, Dimplex Electric Heating
- 3 Good Size Bedrooms
- Well Appointed Bathroom
- Very Rare Opportunity

### Directions

From Braunton Village centre, turn left at the crossroads and lights, signed to Croyde. Stay on this road and continue into Croyde village. Pass Croyde Bay Resort and then West Croyde, also on the left. After 100 yards, turn left into Leadengate Close and Mandalay will be found at the bottom of this road.

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## Room list:

**Living Room**  
4.89 x 3.38 (16'0" x 11'1")

**Kitchen**  
2.81 x 2.47 (9'2" x 8'1")

**Porch**  
1.95 x 0.87 (6'4" x 2'10")

**Bedroom 1**  
3.99 x 2.93 (13'1" x 9'7")

**Bedroom 2**  
3.39 x 2.92 (11'1" x 9'6")

**Bedroom 3**  
3.86 max x 1.88 (12'7" max x 6'2")

**Bathroom**

**Separate WC**

**Good size Enclosed Gardens**

**Good Parking & Shed**

## Overview

We are delighted to offer to the market 'Mandalay', a charming, 3 bedroom detached holiday home situated in a tucked away position within the choice coastal village of Croyde. A viewing is essential to appreciate not only the well presented rooms but also to see how convenient and well positioned it is to Croyde Bay beach.

The property has attractive treated pine strip clad elevations, a 12 month occupancy condition and has the benefit of uPVC double glazing and Dimplex electric heating. The bright and welcoming accommodation is complimented by the attractive pine stripped floors throughout and painted in the kitchen. The rooms comprise a double aspect living room and a nicely fitted kitchen with electric hob and oven. There is a useful rear porch, ideal for a fridge freezer. The inner hall links all the rooms with 3 good bedrooms a modern white bathroom with shower wall panelling and a separate WC.

The property stands on a generous level plot which surrounds the bungalow and is laid principally to lawn. To one side there is a 5 bar gate which leads to hard standing for 2 cars and there is potential parking space for more. The garden has a cherry tree and a twisting willow. The plot is enclosed by quality fencing, so child safe. There is a large store shed by the parking spaces.

However, it is the position within which to bungalow sits that defines the property. A rear gate leads to Sandy Lane which quickly leads to the superb and sandy Croyde Beach. This is renowned worldwide and is excellent for surfing and watersports. Furthermore, although being tucked away it offers easy access to the village and it's amenities. but well away from the 'hub bub'. There are 3 good pubs, excellent restaurants, shop and post office, a garage and, of course, surf shop.

This delightful holiday property is sure to appeal to those looking for something a little different. It is an ideal retreat, especially for those who wish to escape from the rigours of the city once in a while. It will produce a regular income as Croyde is a bustling coastal village highly favoured by holiday makers

Nestling nicely on the superb north Devon coastline and sandwiched between the other main beaches at Woolacombe, to the north, and Saunton Sands, to the south, sits Croyde Bay an Area Of Outstanding Natural Beauty and surrounded by stunning coastline. The South West Coast Path passes through and, just up the road, is Saunton Golf Club which boasts 2 Championship Links Courses.

Braunton is 4 miles away and connected by a regular bus service. This is considered one of the largest villages in the country and offers excellent facilities and amenities. There is a medical centre, a good choice of pubs, coffee shops, a Tesco super Store and the family run Cawthornes store. There are plenty of places to eat including the highly regarded Squires Fish & Chips and a Thai restaurant.

Barnstaple is the main north Devon town and is 9 miles away from Croyde. Here there are more social and leisure facilities including a new leisure centre, Scott's Cinema, ten pin bowling and The Queen's Theatre. There is covered shopping in the centre at Green Lanes and out of town shopping at Roundswell. There is access on to The North Devon Link Road which give quick access to M5 Motorway at junction 27. The Tarka Rail Line connects to Exeter in the south and this picks up a direct route to London.

All this means that every requirement is met for holiday makers who will want to come and enjoy either a relaxing or an entertaining, fun filled holiday. Therefore, this makes for an ideal investment opportunity which must be seen at the earliest time to avoid disappointment.

## Services

Water, Electric & Drainage

## Council Tax band

Business Rates

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

