



Chestnut Lodge is a holiday lodge hotspot for bookings being a peak performer at Mercia Marina. Now after appearing on Channel 4's Four in a Bed show in June, holiday owners who let lodges have had the gift of national publicity through the show which came at the perfect time with holidays allowed from July 4th. This Nordic Lodge offers many extra features such as a wrap around veranda and a large master bedroom with ensuite roll top bath.

*For those not looking at a letting business you can purchase Chestnut unfurnished and without future bookings for £172,000

Fixtures highlights

Everything needed to successfully let the lodge
Bookings placed up until December 2020
All furniture, cutlery, TV's, appliances
Pillows, bedding, pots, pans and accessories
Can be let as 1 bed, 2 bed or 3 bedroom with a turn of a key.

Parking

Private parking for 2 vehicles next to the lodge.

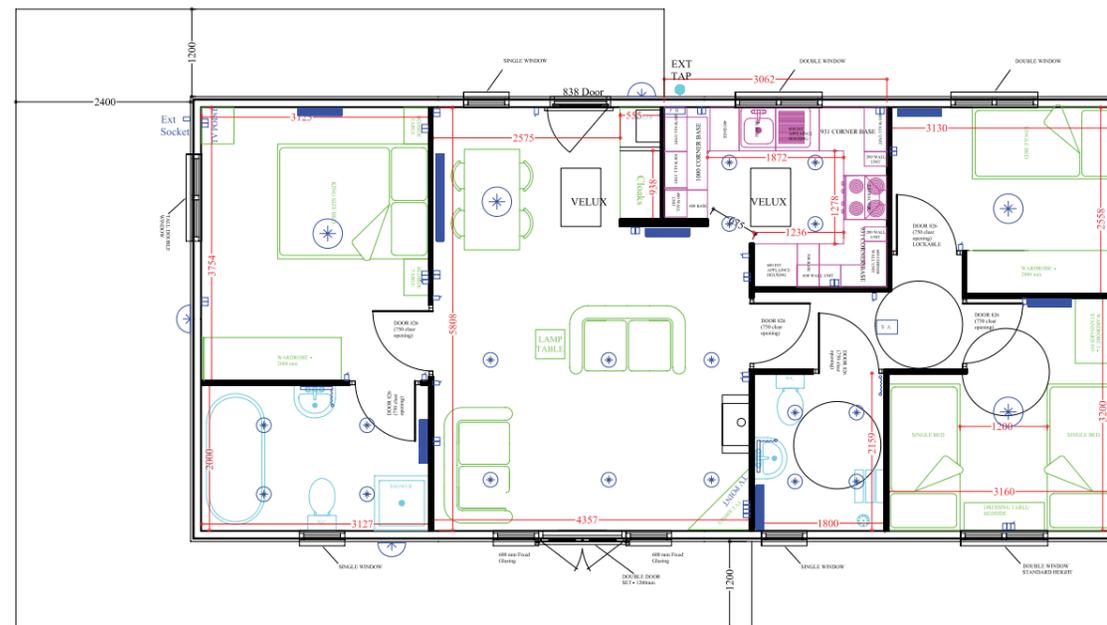
Current Annual Pitch fee is £ 3,521.63
Current Annual Local Authority Rates £498.96

Interested in a return on your investment? Lodges can be let out as a holiday rental attracting up to £900+ a week. Actual rental revenue for tax year end March 2020 = £26.5k
Occupancy of 75%. Typical net yearly income of £12,500.
Please ask for letting details and performance.
These figures are provided as a guide only.



KEY FEATURES

- ▶ As seen on TV
- ▶ Top performing holiday let business*
- ▶ 3 Beds
- ▶ 2 Baths
- ▶ Gas Central Heating
- ▶ Open plan living room
- ▶ Meets 5 star standard
- ▶ Wet room
- ▶ Level access



Nordic Holiday Lodge with 840 square feet of living space
3 bed, 2 bath (with wet room), fully fitted kitchen, widened doors, level access

Holiday use only. Non residential with a closed season every year of Jan 14th to Feb 14th.
Successful holiday business ready to go

Area: Marina View, plot 11

Licence: 93 years

Furnished Price: £182,000

Features



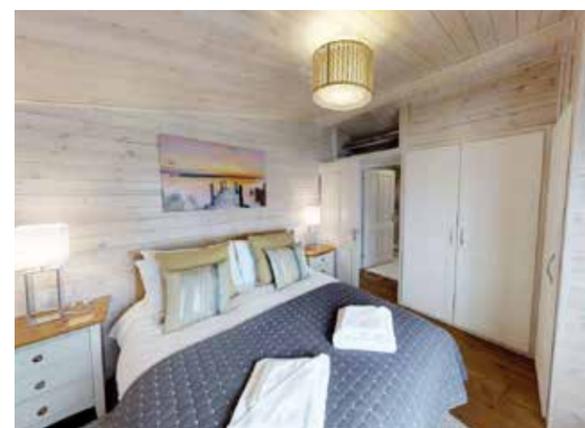
Chestnut lodge is ready to move into or continue as a successful rental business and includes everything needed to enjoy this beautiful lodge from turning the key. The owners Pete and Sue now want to further invest in another lodge and will use the sale of Chestnut to fund new exciting ideas for holiday rental at Mercia Marina.

To continue letting there is nothing to buy or do except sit back and watch the bookings stack up *or purchase as a private holiday retreat for the unfurnished price of £172,000.



Whatever the season this lodge is cosy and warm, being very well insulated with Rockwool insulation throughout, double glazing and gas central heating. Winter or summer, your perfect holiday retreat.

No stamp duty to pay



Fully integrated quality kitchen includes fridge / freezer and electric oven with gas hob. In addition to a wet room, the luxury second bathroom offers a roll-top bath and second shower cubicle. Real wood flooring throughout. All window blinds are included in the sale.



This quality lodge has been kept in pristine condition inside and out. The low maintenance cladding has been maintained exactly to the manufacturers guidelines. The lodge is still under manufacturer's warranty and comes with a 93 year site licence. Energy bills for gas and electric are less than £600 for the year.

Take the first step to a lifestyle choice of relaxation...

...book a viewing of Chestnut Lodge today