



A spacious two-bedroom holiday lodge located in the desirable location of Dawlish Warren. The site boasts some amazing facilities and is only a short walk away from the beach.

[Week Lane](#) | [Dawlish](#) | [EX7 0LZ](#)



thoroughly good property agents



PROPERTY TYPE

Holiday Accommodation



SIZE



LOCATION

Dawlish Warren



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Balcony



EPC RATING

EXEMPT



COUNCIL TAX BAND

Exempt



in a nutshell...

- Sea Views
- Well Presented Throughout
- Fantastic Facilities
- Walking Distance to the Beach
- Large Living Space
- Allocated Parking
- Large Balcony
- CHAIN FREE



the details...

THE PROPERTY

Located in the seaside holiday destination of Dawlish Warren is this two bedroom holiday lodge. Golden Sands is a large sight that offers a variety of facilities including swimming pool, on site shop, bar and restaurant. Dawlish Warren beach is just a short walk away and Sainsburys Supermarket is only a few minutes drive up the road. The lodge itself is very well presented throughout and benefits from parking directly outside the lodge. There is a pathway down the side of the lodge that leads to the front door.

STEP INSIDE

As you climb a few steps up to the front door there is also access to the decked balcony. Stepping into the lodge and you enter into a large open plan living space. To the left hand side of the room is the lounge/diner area and to the right hand side is the kitchen. There is also a storage cupboard to the right of the front door.

The lounge/diner area has more than enough space for several sofa's and there is ample room for a large dining table and chairs. There are windows throughout the room letting in plenty of light and double patio doors by the lounge area leading onto the decked balcony with a view across to Exmouth. The lounge area also has a wall mounted electric fireplace for those cosy winter nights.

The kitchen has a range of matching wall and floor mounted units with work surface over. There is an integral sink and drainer, integral oven and hob, integral dish washer and integral fridge and freezer. A breakfast bar has also been created to provide another seating area if needed. The kitchen is very generous in size and creates a nice social hub for those who like to host. Perfect for when friends and family come to visit.

Next to the kitchen is a door through to a small hallway which leads to the back of the lodge and doors through to the bedrooms and family bathroom. On the left hand side is the main bedroom. A really generous space with ample room for bedroom furniture and currently holding a king size bed. To the bottom of the room is what looks like two storage cupboards. However, the space continues. On the right hand side of the bottom of the bedroom is a large walk in wardrobe with both hanging and shelving space. There is also room for a chest of drawers if needed. On the other side of the room is a fair sized en suite. There is a walk in corner shower cubicle, low level WC and a wash hand basin with storage under.

The other side of the hallway there is the family bathroom. There is a low level bath tub with shower over, wash hand basin with storage under and low level WC. Finally, at the end of the hallway is the second bedroom. Another large double room with ample space for two single beds or a double. At the bottom of the room there is also a large walk in wardrobe again with hanging and shelving space.

THE OUTSIDE

To the side of the lodge there is a storage shed that contains the washing machine and tumble dryer. At the front of the lodge is a large decked area that has ample space for table, chairs and potted plants. From the balcony there are views across the sea over to Exmouth.



the location...

With a life-guarded beach and plenty of sand dunes, the Warren has plenty of entertainment for you to enjoy with pubs, restaurants and many free open-air events throughout the summer. The beach has been given a prestigious Blue Flag award, meaning it's ideal for a range of water sports. The Nature Reserve is also a great day out for amateur botanists and bird watchers. The seaside town of Dawlish is only a short distance away where there is a range of amenities and easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

Shopping

On Site Store: 0.2 miles
Town centre: 1.3 miles
Supermarket: 0.5 miles

Relaxing

Dawlish Warren Beach: 1 mile
Dawlish Warren Golf Club: 0.6 miles
Dawlish Leisure Centre: 1.2 miles

Travel

Bus: 0.4 miles
Train station: 0.7 miles
Exeter Airport: 14.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX7 0LZ

Need a more complete picture? Get in touch with your local branch...

Tel 01626 870 870
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Week Lane, Dawlish Warren, Dawlish, EX7

Approximate Area = 763 sq ft / 70.8 sq m
For identification only - Not to scale



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