



## Welcome Holiday Park Dawlish Warren, Dawlish, Devon EX7 0PH



**£ 115,000**

Viewing Arrangements: By Appointment on ☎ 01626 245051  
Text or WhatsApp 07486 653605

**NO CHAIN**

Underhill are delighted to partner with the owners of this 2-bedroom holiday home, on the fabulous Welcome Holiday Park, in Dawlish Warren. With open-plan living, modern furniture, appliances, all the essentials like plates, cups etc. as well as parking, this is a turn-key property. Your new holiday home is perfect for both taking regular breaks to the seaside as well as generating income to pay for its upkeep. With 2 double bedrooms and a new double sofa bed, this holiday apartment can currently sleep up to 6 guests comfortably. With 182 years left on the lease, and modest ongoing costs, this property is worth serious consideration. The property is also within a short walk of Dawlish Warren's bars, restaurants, takeaways, shops, attractions and its golden sandy beaches.

Viewing highly recommended.

### **Outside:**

Access to the property is via the Welcome Holiday Park. Parking is available. The property is approached via a footpath and communal gardens. The double-glazed uPVC door leads to:

### **Living Room:**

A bright airy room with TV point, sockets, lights and furnishings, including a double sofa bed. The large, double-glazed window overlooks the front of the property and is fitted with Venetian blinds. A wall mounted electric heater is installed. This room benefits from being open plan with the kitchen.

### **Kitchen:**

The recently fitted kitchen has a range of base and wall units and benefits from plenty of work surfaces. It comes complete with appliances, table and chairs, crockery, cutlery, pans etc. There is a generous amount of storage space available, including an area under the stairs. A large, double-glazed window looks out towards the rear of the property and is also fitted with Venetian blinds. A wall mounted electric heater is installed. The stairs lead from the living space to the first floor.

### **Bedroom 1:**

This large double bedroom comes complete with a double bed, fitted headboard and bedside tables. A suite of wardrobes provides ample clothes storage. A large, double-glazed window overlooks the front of the property and is fitted with Venetian blinds. A wall mounted electric heater is installed.

### **Bedroom 2:**

This large double bedroom comes complete with a double bed and bedside tables. A large, double-glazed window overlooks the rear of the property and is fitted with Venetian blinds. A wall mounted electric heater is installed.

### **Bathroom:**

This is a fully tiled bathroom, with a full-sized bath, with an electric shower above and fitted with a shower curtain. A pedestal hand basin and wall mounted electric radiator complete the room. An obscured double-glazed window faces to the rear of the property. A cupboard houses the factory lagged immersion heater.

### **W.C.:**

A W.C is installed in a separate, fully tiled room. This is lit by an overhead skylight.

### **Storage Cupboard:**

Accessed from the landing is a large cupboard which has been enlarged recently, to accommodate hanging garments.





### **Further Information:**

The leasehold for the property is 199 years from August 2007. The owners are required to pay ground rent of approx £4600 per year, which includes maintenance of the grounds, rubbish removal and water rates, and take out their own insurance. This is approx £280 per year. If you do intend to rent out your holiday home, public liability insurance is needed. You also need to purchase your own TV licence.

NB. The park closes around the 12<sup>th</sup> January until 12<sup>th</sup> March each year. Owners are able to have full access during this time, during the days, however, you cannot stay overnight during this period. The site is monitored by security staff.

The current owners have looked after the property well during their tenure. The property comes furnished and equipped for you to walk in and begin your holidays:-

#### **2019**

- New kitchen was fitted.
- Electric fuse box replaced
- The outside wall was sbatoned, insulated and boarded prior to plastering upstairs and downstairs to improve insulation.
- Ceilings and walls replastered.
- New light fittings downstairs and on the landing.
- Shower added over the bath.
- New beds purchased.

#### **2021**

- The roof was refelted. (The neighbours roof was also refelted at the same time.)
- New carpets and vinyl flooring downstairs and in the bedrooms.

#### **2022**

- A new sofa bed was installed in the living room.
- Blown double glazed windows replaced downstairs.

#### **2023**

- A new timer switch was installed for the immersion heater.

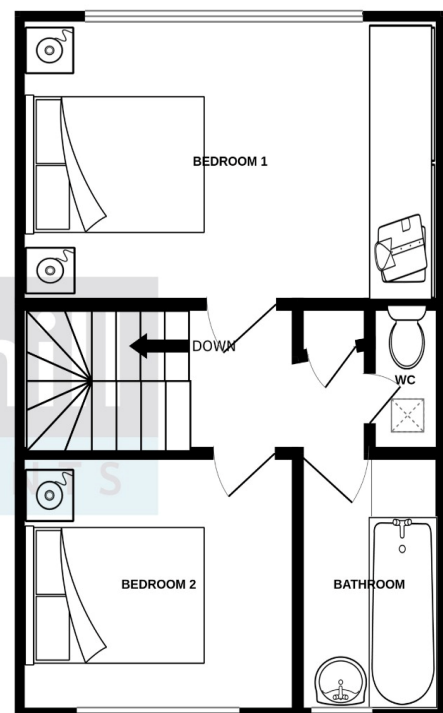
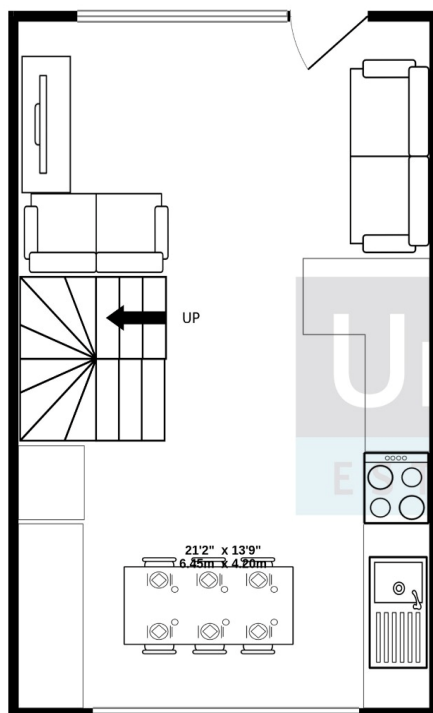






GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.

1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



## **Why Invest In Dawlish Warren?**

Situated on the Welcome Holiday Park, one of the most established holiday parks in Dawlish Warren. Owners can benefit from all the fun of entertainment, swimming pools and the one site bars and restaurants, through the purchase of modestly priced passes. However, passes are not essential as the holiday home is located within a short walk of Dawlish Warren, with its bars, restaurants, take-aways, shops, attractions and its golden sandy beach. Dawlish Warren is also known for its favourable climate and has the essentials of a doctor's surgery, a pharmacy and an independent supermarket.

The train station at Dawlish Warren gives you access to Starcross and the ferry to Exmouth, as well as the cathedral city of Exeter, with its shops, restaurants, bars and lots of cultural experiences. In the other direction you can explore Dawlish, Teignmouth and onto Totnes and Plymouth. All bursting with events and fun for you to explore, so once you're here your car is not necessary.

Within easy driving distance you can visit Powderham Castle, Dartmoor National Park, Crealy Family Theme Park, Paignton Zoo, Haldon Forest, Babacombe Model Village, Bygones Museum, Torquay, Cockington and National Trust properties. Dawlish Warren is close to three designated Areas of Outstanding Natural Beauty, a World Heritage Coast and over 125 miles of stunning coastline. There is plenty for everyone to explore, have fun and relax.

This property is a real investment and both a holiday home that you can enjoy as well as an income opportunity for you, so you can make your investment work for you while you are not on holiday.



## Welcome Holiday Park

More information can be found at <https://www.welcomefamily.co.uk/>  
The park has a wide programme of children's entertainment. Cabaret, bars, restaurants and swimming pools all accessible to guests. Owners can purchase these from reception and are currently £ 6 per adult and £4 per child.



For further information contact Underhill Estae Agents

29 The Strand, Dawlish, EX7 9PT

01626 245051

Text or WhatsApp 07486 653605

[www.underhillproperty.com](http://www.underhillproperty.com)

[admin@underhillproperty.com](mailto:admin@underhillproperty.com)

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