



## 4 Oakcliff Park Dawlish Warren, Dawlish, Devon EX7 0ND



**£200,000**

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

**NO CHAIN**

Underhill Estate Agents are delighted to bring to the market this **CHAIN FREE**, well presented two-bedroom park home in the popular location of Oakcliff Park, Dawlish Warren. Positioned on a private and peaceful plot, this lovely property offers ample living accommodation comprising; an entrance hall, spacious living room/diner, fitted kitchen, two double bedrooms, one with ensuite and a main bathroom. New carpets have recently been installed throughout and the living room, dining room and hallway are all newly painted. The property further benefits from off road parking, a wrap around garden as well as gas central heating and double glazing. Low running costs and close proximity to the local amenities make this an enviable location to live. Viewings are highly recommended.

**Entrance Hall:**

Upvc double-glazed door, radiator and new carpet. The hallway leads to all the main rooms in the property.

**Living Room/ Diner:**

The large L-shaped room is well lit with 3 windows with space for lounge and dining furniture. Upvc double-glazed windows, a radiator and a feature fireplace are installed. A new carpet has recently been laid.

**Kitchen:**

The kitchen is a good size with a range of wall and base units, roll top worktop, ceramic hob, 1 1/2 bowl stainless steel sink with mixer and oven. The freestanding washing machine and fridge are included in the sale. The lino flooring coordinates with the new carpet in the dining room and hallway. The upvc double-glazed window overlooks the rear garden.

**Bedroom One:**

Double bedroom with upvc double-glazed window, radiator and a new carpet. A large wardrobe with sliding doors, adds additional storage. The room also benefits from a large walk-in wardrobe, with additional storage and hanging space. The room has a new carpet.

**Ensuite:**

Upvc double-glazed obscure glass window, extractor, shower, WC, vanity basin with mixer, radiator and laminate flooring.

**Bedroom Two:**

Double bedroom with coving, upvc double-glazed window, built in wardrobe and newly carpeted flooring.

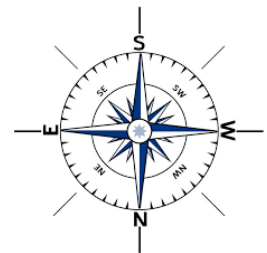
**Pitch:**

A dedicated parking space is situated at the front of the property. The wrap around garden benefits from established shrubs, 2 large storage sheds, lawned and patio areas. The sheds provide plenty of storage for garden furniture as well as bikes etc.

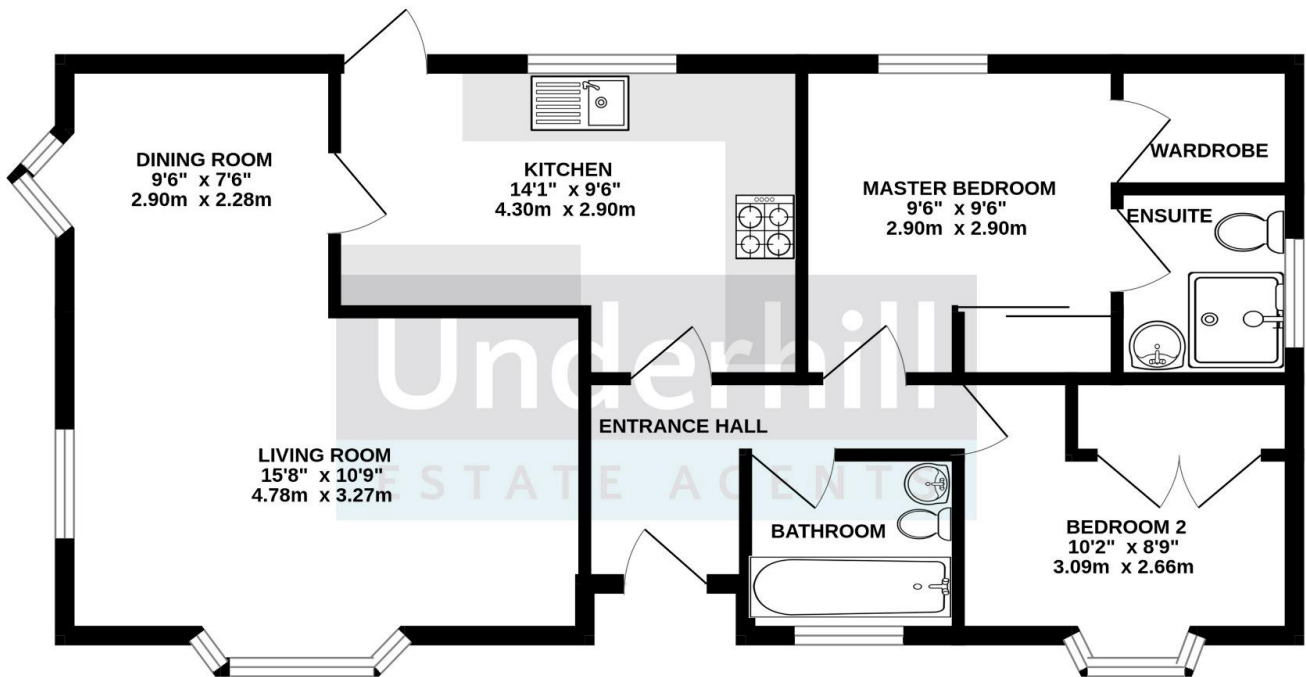
**Pitch Fee:** approx £600 per quarter due on the 1st of February, May, August and November. The last review date was December 2023. Water and electricity is metered and paid via a bill from the site owner.

**Council Tax:** Band A

**EPC Rating:** Exempt



**GROUND FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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## Living in Dawlish Warren

### Local Area:

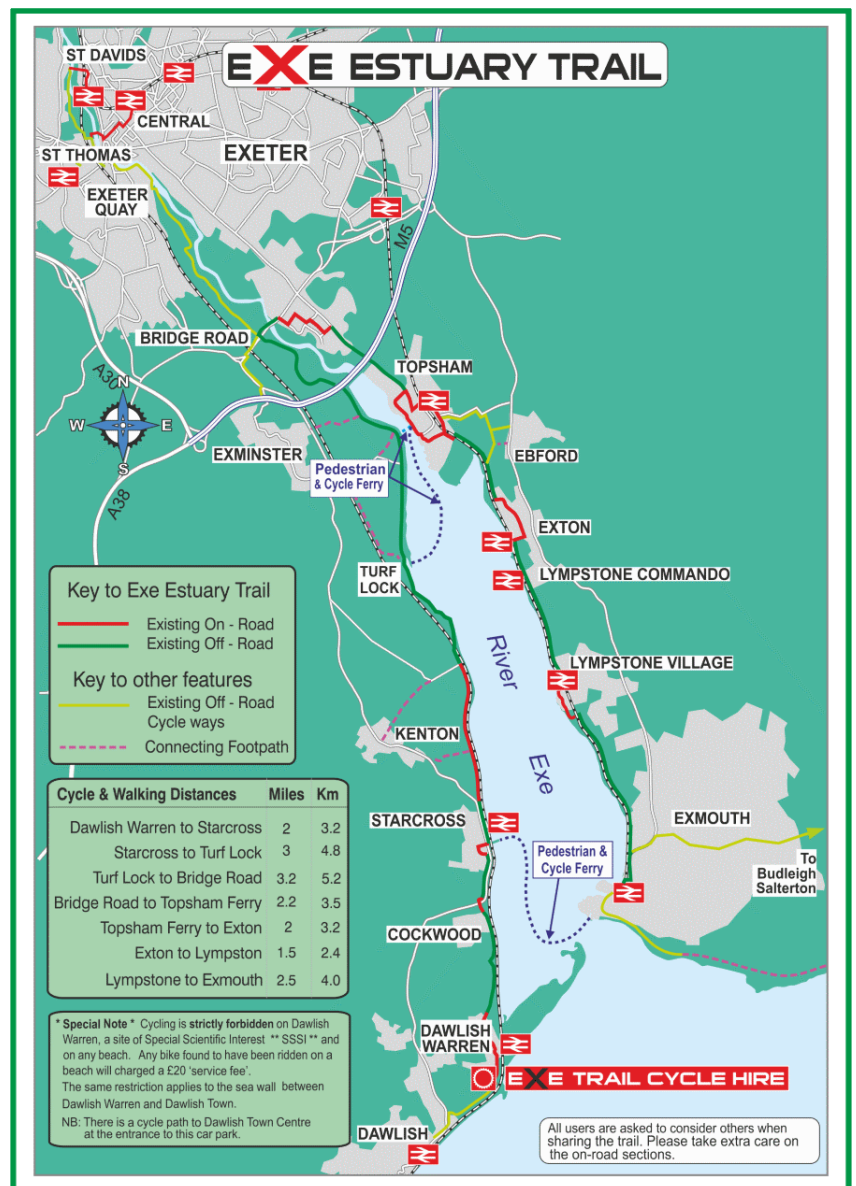
The property is within easy reach of bus stops and Dawlish Warren train station. Dawlish Warren is a popular tourist resort with an established residential community. Supermarkets, a doctors surgery, bars and restaurants are readily available. The resort is also home to amusements and a permanent fun fair.

Dawlish Warren boasts golden sandy beaches and an established nature reserve. There is also an 18-hole golf club that offers a true links experience.

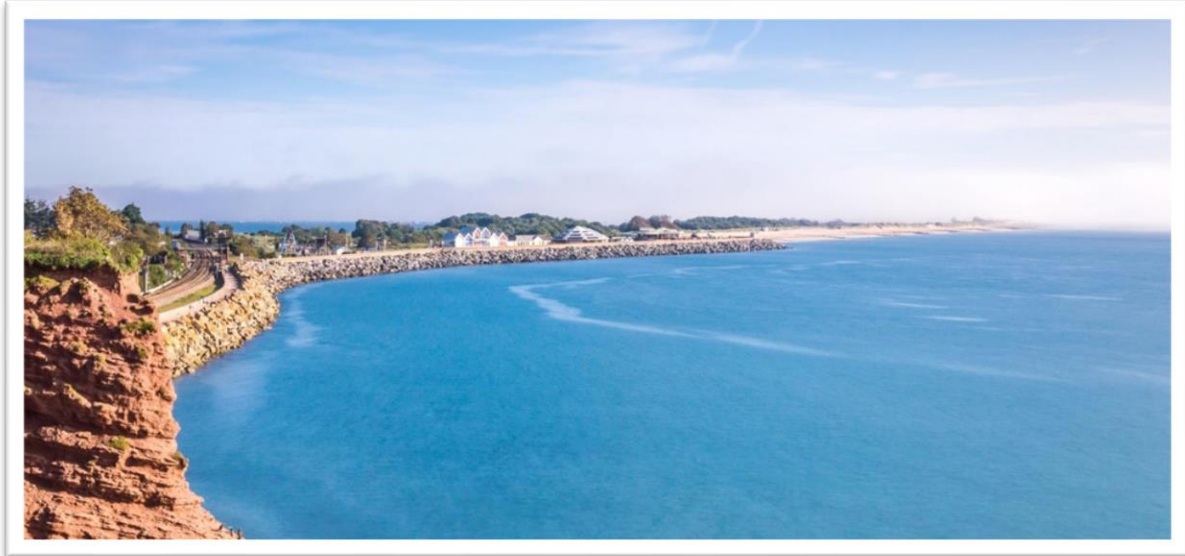
The Exe Estuary Trail passes near to the property. This popular walking and cycling route enable you to explore the local area safely whilst taking in the breathtaking local scenery. E-bikes are widely used in the area.



Powderham castle estate is nearby, and popular with locals and tourists alike. The café, farm shop and garden centre draw people in, as do the regular festivals and concerts throughout the year.



The nearest larger town is Dawlish, offering a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses in Teignmouth. The racecourses of Newton Abbot and Exeter are also close.



Dawlish and Dawlish Warren are both on the main trainline, connecting you to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.



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.

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