

C05

Dawlish Warren Road, Dawlish, Devon EX7 0PG



£15,000

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

Underhill Estate Agents are delighted to bring to market this, 2016 Delta Sapphire, 2-bed holiday home, on a top-quality, pet friendly holiday park in Dawlish Warren. The open plan living room/dining room, fitted kitchen and master suite, with a Jack and Jill shower room, make a perfect holiday retreat. The twin bedroom, double sofa bed in the living room, shower room and separate W.C. mean there's plenty of room for all the family too. Owners can also use the facilities of a nearby sister site; that's 3 swimming pools, 2 clubhouses, children's adventure park, kids' clubs and activities, cabaret entertainment on most weekends and plenty of great dining choices. EPC Rating: Exempt

The park has great transport links and it's superbly located only a few miles from the coastal towns of Dawlish, Teignmouth and the English Riviera and Dartmoor.

Entrance:

The entrance area houses coat storage and the gas combi boiler. Vinyl flooring.

Living Area:

Double sofa bed, 3 seater sofa, large panoramic front window. Electric fire, TV socket, double radiator. Fitted L-shaped seating creates the dining area, which is complete with a freestanding dining table and vinyl flooring.

Kitchen/Dining Area:

The fitted kitchen with a range of wall and base kitchen units, built in hob, oven and extractor hood. A free standing fridge freezer is housed in a nook along with a microwave oven.

Bedroom One:

Master bedroom with window to the side, complete with a wall of fitted wardrobes, dressing table, bedside cabinets, carpets and access to the Jack and Jill shower room.

Bedroom Two:

Twin bedroom with a window to the side, fitted wardrobe and carpet.

Shower room:

Modern fitted shower room with basin with mixer tap, close coupled WC, double-glazed obscured glass window, extractor fan and wood effect vinyl flooring.

Seperate W.C

Fitted with a close-coupled W.C and wall mounted sink. An obscured window looks to the side of the property.

Outside:

The property is in a quiet location on the family site. An allocated parking space adjacent to the property makes parking convenient. Decking can be installed at additional cost, by the park team. The park is located a short walk from Dawlish Warren and public transport.





GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 sq.ft. (36.6 sq.m.) approx.

While 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 errors, omissions or mis-statements. 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.



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Why Invest in Dawlish Warren?

Situated on the Dawlish Sands 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 on-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.

