



- HOLIDAY HOME IN POPULAR HAZELWOOD PARK
- FANTASTIC FACILITIES AND CONVENIENTLY LOCATED FOR AMENITIES AND BEACH
- RECEPTION HALL
- TRIPLE ASPECT LIVING ROOM DINER
- FITTED KITCHEN
- TWO BEDROOMS (ONE EN-SUITE)
- BATHROOM
- PRIVATE DECKED SEATING AREA, PARKING SPACE

### Warren Road, Dawlish Warren, EX7 0PF Guide Price £55,000

Dart & Partners are delighted to bring to the market this two bedroom holiday home set within the fantastic Hazelwood Park, Dawlish Warren. Accommodation briefly comprises; reception hall, living room diner, fully fitted kitchen, two bedrooms, master with en-suite, bathroom, private decked seating area, parking space. Hazelwood Park offers fantastic facilities such as heated outdoor swimming pool, club house with entertainment and fishing lakes. Conveniently located to all local amenities including shops, pubs, railway station and beach. An early viewing comes highly recommended.



## Property Description

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Obscure glazed uPVC front door into...

### RECEPTION HALL

With doors to principal rooms. Coat hanging hook, loft access hatch, cupboard with fitted shelving., additional storage cupboard, radiator, power points. Door through to...

### LIVING ROOM DINER

A lovely, bright and airy triple aspect living room diner with uPVC double glazed windows to either side, window and French doors opening out onto a beautiful decked seating area enjoying a lovely open outlook and with views over the lake and grassed areas, feature fireplace with electric fire and marble hearth, three radiators, power points, television aerial connection point. Archway through to...

### KITCHEN

A well fitted kitchen with a matching range of wall and base units with roll top work surface over, inset one and a half bowl stainless steel sink drainer, integrated





electric oven and four burner gas hob, stainless steel extractor canopy above, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, power points, wall mounted gas boiler.

#### **BEDROOM ONE**

uPVC double glazed window to side, range of fitted wardrobes and chest of drawers including dressing table, radiator, power points, TV connection point. Door to...

#### **EN-SUITE SHOWER ROOM**

With uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin set into vanity unit, glazed corner shower enclosure with mains fed shower and tiled splash backs, radiator, vanity mirror, extractor fan.

#### **BEDROOM TWO**

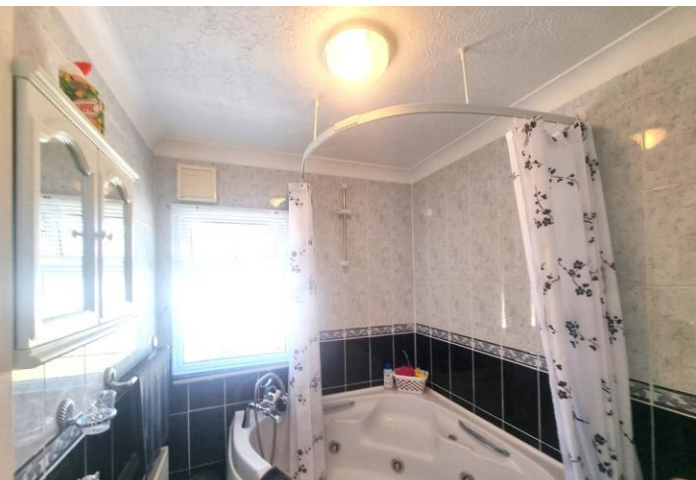
uPVC double glazed window to side, range of built in wardrobes, radiator, power point.

#### **BATHROOM**

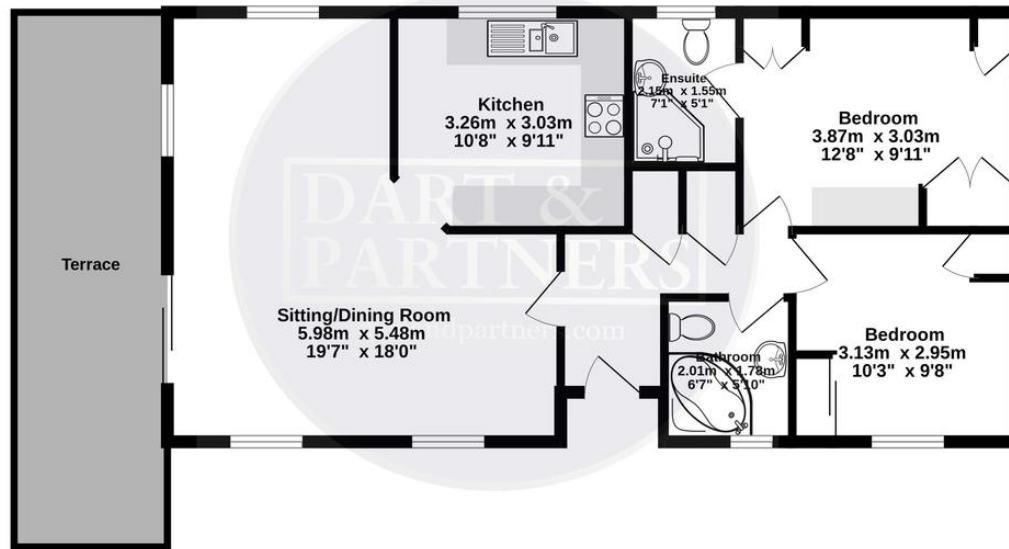
With obscure glazed uPVC double glazed window to side, white suite comprising close coupled WC, inset wash hand basin set into vanity unit, panelled corner jacuzzi bath with wall mounted mains fed shower, tiled splash backs, vanity mirror, shaver socket.

#### **OUTSIDE**

Patio area to the front of the property. Private decked seating area. Parking space.



**Ground Floor**  
**69.8 sq.m. (751 sq.ft.) approx.**



**TOTAL FLOOR AREA : 69.8 sq.m. (751 sq.ft.) 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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**MATERIAL INFORMATION** - Subject to legal verification - **TBC**

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 Leasehold/Commonhold/Share of Leasehold/Shared Freehold:

Length of Lease:

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge:

Service Charge Review:

Council Tax Band N/A

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 Term of Lease – 9 years remaining.

Service charge - £436.09 per month - incl pitch fee, maintenance communal areas, standing charge.

Water, gas and electricity is payable directly to the site



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements