



- HOLIDAY CHALET ON POPULAR HOLIDAY PARK IN DAWLISH WARREN
- VERY WELL PRESENTED
- OPEN PLAN LIVING ROOM/KITCHEN DINER
- TWO BEDROOMS
- MODERN SHOWER ROOM
- PRIVATE PATIO
- MANY ON SITE FACILITIES

Warren Road, Dawlish Warren, Dawlish, EX7 0PH

Guide Price £120,000

Dart & Partners are delighted to present this two bedroom holiday chalet located in the very popular Welcome Family holiday Park in Dawlish Warren. This very well presented property has an open plan living room kitchen diner, modern fitted shower room, two bedrooms and a private patio. On site facilities include four swimming pools, launderette, restaurant, playground and crazy golf.

A viewing comes highly recommended to appreciate the accommodation of offer.



## Property Description

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Obscure glazed uPVC front door into...

### OPEN PLAN LIVING ROOM KITCHEN DINER

With large uPVC double glazed windows to front enjoying a peasant open outlook. The KITCHEN area has a range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker and fridge freezer, tiled splash backs, power points. LIVING ROOM DINER with feature fireplace with inset electric fire, power points, television aerial connection point, Door through to...

### INNER HALLWAY

Door opens into...

### SHOWER ROOM

A beautifully appointed modern shower room with skylight window, concealed cistern flush WC, inset wash hand basin into vanity unit, large shower with glazed screen, wall mounted electric shower, chrome ladder heated towel rail, extractor fan, ceiling spot lights.







### BEDROOM ONE

With uPVC double glazed window to rear, enjoying a pleasant outlook. Power points.

### BEDROOM TWO

With uPVC double glazed window to rear. Power points.

### OUTSIDE

To the front is an enclosed patio area suitable for sun loungers and/or bistro table and chairs.

MATERIAL INFORMATION - Subject to legal verification

Leasehold:

Length of Lease:48 years remaining

Annual Ground Rent:

Ground Rent Review:

Annual Service Charge: £1613.01

Service Charge Review: April

Council Tax Band A

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Awaiting Floorplan

Awaiting EPC



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