

# 1 Sandalwood

Dawlish Warren Road, Dawlish Warren,  
Dawlish, Devon EX7 0SR



**£150,000**

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

**NO CHAIN**

Underhill Estate Agents are delighted to bring to market this well-presented park home that is situated on a desirable site in Dawlish Warren. Briefly comprising of 2 bedrooms, a bathroom, a large kitchen/living area, this property comes with its own garage and external patio area. The price includes some of the white goods, including the washing machine and oven, as well as a boiler that is covered and serviced by British Gas. Being in council tax band A, along with very competitive pitch fees, make the monthly costs of this park home very reasonable. Viewings are highly recommended.

#### Porch:

Access to the property is gained via a porch with windows on all sides.

#### Entrance Hall:

The entrance hall provides access to all rooms on the property. It is a carpeted area that is heated by a radiator.

#### Bedroom 1:

The largest of the 2 bedrooms, there is a large built-in wardrobe with mirrored sliding doors as well as fitted cupboards surrounding the bed. A window views to the front of the property and allows for lots of light and a radiator heats the room.

#### Bedroom 2:

Although slightly smaller than bedroom 1, this room also includes a built-in wardrobe with mirrored sliding doors. There is enough room for essential bedroom furniture. A radiator heats the room while a window viewing to the rear of the property allows for natural light.

#### Bathroom:

The bathroom features a W/C, round sink and an accessible electric shower. The accessible shower, including the seat, handles and barrier, were fitted by the local council, meaning that everything meets regulations.

#### Kitchen/Living Room:

This open-plan living area is large and full of natural light. The kitchen area has a variety of base and wall units as well as a sink with a drainer. The oven and washing machine are included in the sale price, but there is also room for a large fridge/freezer. The kitchen is also home to the boiler that is covered and serviced by British Gas. A double-aspect window views to the rear of the property.

The living area is another large space, with plenty of room for a sofa, armchairs and other essentials. There is a large double-aspect window that views to the front of the property, and a set of french doors open out to the patio area at the end of the property. Both the window and doors make this a space full of natural light. The room is heated by a long radiator.

#### Exterior:

The property features a large, very low-maintenance outdoor space. At one end of the property is a patio, whilst the rest of the outdoor space is gravel. Due to the fact the property backs onto a hedgerow, and the property next door has no windows viewing to this one, the garden is incredibly private for a park home.

This property also includes a storage shed tucked behind the property as well as a garage with electricity.

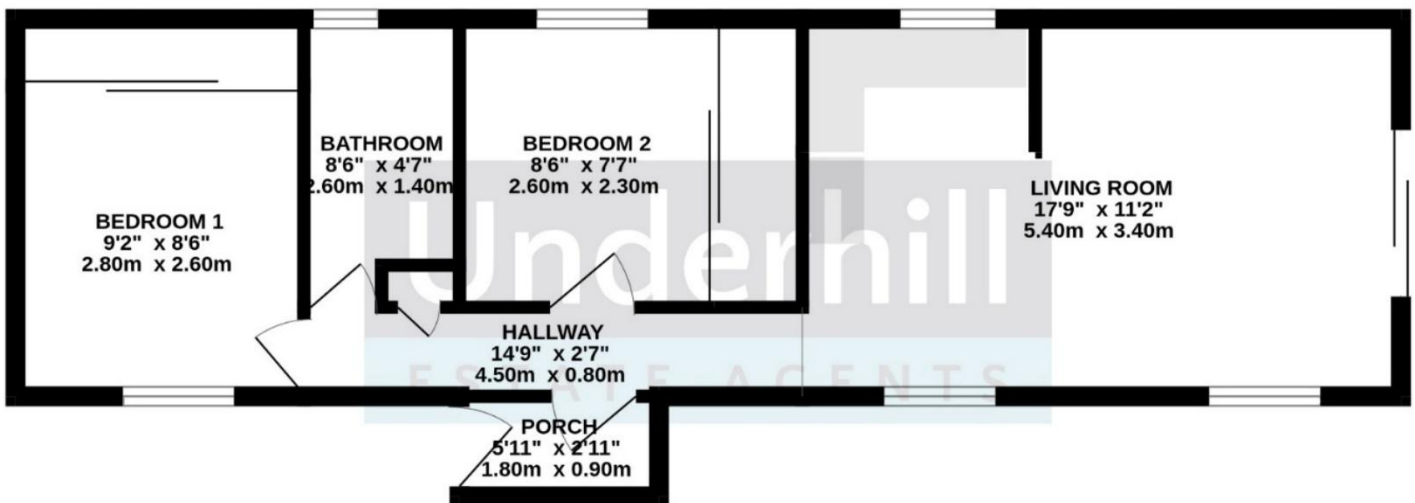






For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought 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.

GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.2 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.  
Made with Metropix ©2025

29 The Strand, Dawlish, EX7 9PT

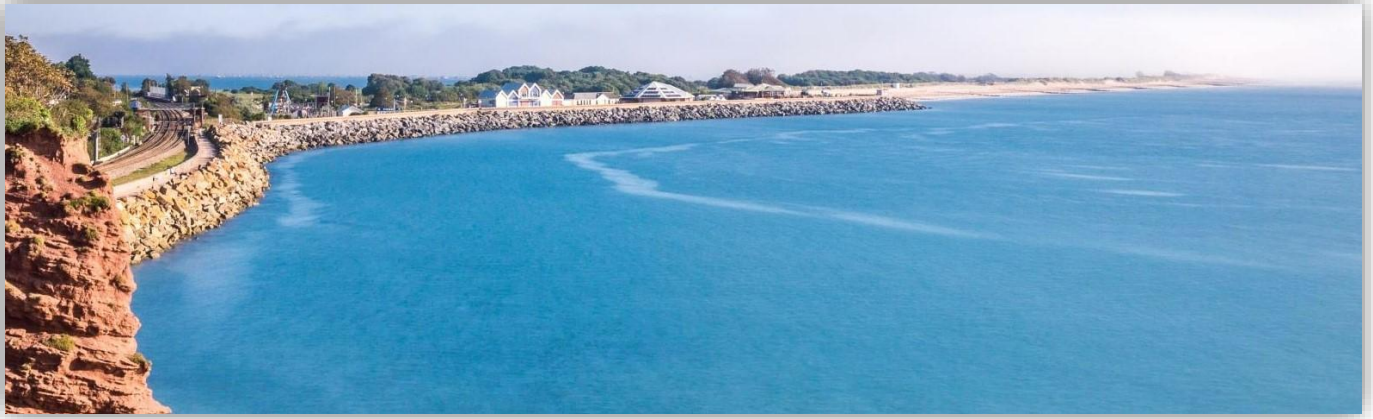
01626 245051

Text or WhatsApp 07486 653605

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

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

Catrine Property Ltd, trading as Underhill Estate Agents Boxall  
Registered in England & Wales No 15326185. Registered office 5 Orchard Gardens, Teignmouth, TQ14 8DP | Directors: K Lines and M Boxall



## **Why Invest in Dawlish Warren?**

Situated on the Hazelwood 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.

