



Delta Saffron Deluxe 2025

Exeter Road, Dawlish, Devon EX7 0LX



£65,000

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

Updated for 2025, this 3-bedroom caravan offers a modern, open-plan design, ideal for spending quality time with family and friends. With front-facing French doors, free-standing sofas, and a well-equipped kitchen including modern integrated appliances, this thoughtfully designed holiday home provides exceptional value for money, guaranteed to exceed expectations. Included in the price is a NEW UPVC DECKING, adding yet more value for money. Situated on the award-winning Lady's Mile Holiday park in the popular seaside town of Dawlish, this holiday home could be the perfect escape for you or your family! This caravan is for HOLIDAY USE ONLY.

Living Area:

The living area is a large, open and light space. The front opening french doors allow access to the decking and, along with 3 windows, flood the space with natural light. The space includes a feature fireplace and enough room for 2 sofas, one of which is a sofa bed, and a coffee table. 2 storage cupboards are integrated around the fireplace, and there is also a radiator to heat the room when you're not using the fire.

Kitchen/Diner:

Seamlessly integrated with the living area, the kitchen/diner is sleek and modern. Featuring integrated appliances and a stainless-steel sink, there is also plenty of storage provided by an array of wall and floor units. A 6-seater table provides the perfect place to sit and enjoy a delicious meal with the family. There is also a large floor-to-ceiling cupboard near the front door for more storage, as well as a large fridge freezer. A window over the sink, as well as the opaque glass front door allow for plenty of natural light.

Master Bedroom:

The master bedroom is another large, light space. A double bed sits comfortably in the middle of the room with a bedside table either side. There are also 2 wall-mounted lights over the bed. A large wardrobe gives you somewhere to store your clothes, whilst a small dressing table and mirror give you somewhere to get ready each morning. A large window fills the room with natural light, whilst a small radiator provides heat.

Bedroom 2 & 3:

The second and third bedrooms are very similar to each other. They both feature 2 single beds with a small table between them and a large window to allow for natural light. The difference between them is only small. One of them has a floor-to-ceiling wardrobe, whereas the other has a large wall-mounted wardrobe. Both rooms have a small radiator to provide heat.

Bathroom:

The bathroom for the caravan features a W/C, a sink and a shower. There is also a towel holder, mirror and an opaque window to allow light. A small radiator provides heat, whilst an extractor fan removes condensation.

Exterior:

This caravan comes with a decking and fence that wraps around half of the caravan. The front section provides a large area to sit and enjoy the sunshine as well as access to the living area, whilst the side area provides access to the main door.

If you wish to gain a better understanding of the layout and the features of each room, please visit the online listing and have a look at our virtual tour.





About the Site

Lady's Mile Holiday Park is a well-established holiday site situated in Dawlish. It has a 12-month holiday season, meaning that you will be able to visit your caravan whenever you like.

The amenities on the site are extensive and award-winning. Briefly, the site features the following:

Indoor and outdoor swimming pools - both with water slides

A dedicated entertainment team

Childrens play parks and soft play area

Gym and fitness facilities

Sauna

Outdoor pump track for bikes and scooters

Arcades and games areas

Multi-sports pitch

Bar and restaurant

Kids club

For more site information please visit: <https://ladysmile.co.uk/>





If you purchase a caravan in 2025, the site will provide you with **free pitch** fees until 2026. The site fees include the following:

- All-year reception
- Grounds upkeep and grass cutting
- General maintenance of the park
- Waste disposal and recycling
- Access to laundrette (charges apply)
- Play parks
- Ocean's bar and restaurant - with free Wi-Fi
- Kid's club and activities
- Entertainment (selected nights)
- Access to heated indoor and outdoor pools
- Access to gym and sauna
- Children's soft play areas
- Multi-sports pitch
- Pump track
- Non-domestic business rates

All utilities are metered and charged accordingly. Utilities are paid on the 1st of January each year. Site fees are paid in 2 instalments - 1st January and 1st May.



Approx Gross Internal Area
44 sq m / 469 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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