



Willerby Rio 2013

Exeter Road, Dawlish, Devon EX7 0LX



£39,995

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

Underhill Estate Agents, in partnership with the award-winning Lady's Mile Holiday Park, are proud to present this 2013 Willerby Rio. This 3-bedroom caravan features a large, inviting lounge area full of natural light and features a large wrap-around sofa as well as a second fixed sofa. A modern kitchen provides the perfect place to make a delicious meal, whilst the 3 bedrooms make sure the whole family has got room to stay. With the decking included in the sale price, you will have plenty of outdoor space to relax in the sunshine and the abundance of natural light inside the caravan will make any gloomy day seem bright. This caravan is for HOLIDAY USE ONLY.

Living Area:

The living area is a large, open, light space. A large bay window, along with 2 other windows, flood the space with natural light. There is a large wrap-around sofa as well as another, smaller fixed sofa bed. Between both of the sofas is a TV stand with additional storage beneath, and shelving behind. There is also a dining table with seating for 6 people, as well as an electric fireplace and a small radiator to provide heat.

Kitchen:

The modern U-shaped kitchen allows for plenty of storage, without sacrificing the open feel of the living areas. Featuring a 4-ring hob and double oven, extractor fan and large stainless steel sink, a delicious home-cooked meal is easily made. There is a variety of wall and base units for storage, including a large floor-to-ceiling cupboard next to the front door. A window over the sink and the opaque glass front door provide natural light, whilst a radiator provides heat to the space.

Master Bedroom:

A double bed sits comfortably in the middle of the master bedroom with bedside tables either side. There is a large cupboard/shelving unit above the bed to provide extra storage, as well as a large floor-to-ceiling wardrobe with drawers to store clothes. A large window allows for natural light, whilst a radiator heats the room.

Bedroom 2 & 3:

The second and third bedrooms are identical. You will find 2 single beds positioned comfortably in the room, with a cupboard above each and shelving connecting those cupboards. They both also feature a floor-to-ceiling wardrobe with drawers for clothes storage as well as a window to allow natural light, and a radiator for heat.

Bathroom:

The bathroom is a very light space as a large, opaque window allows for lots of natural light. The room features a W/C, sink with integrated storage beneath and a spacious shower with a sliding door. A radiator heats the room, whilst an extractor fan removes condensation.

W/C:

The room features a W/C, sink and radiator. There is also a wall-mounted cupboard for storage and a large opaque window to allow natural light. A small radiator provides heat.

Exterior:

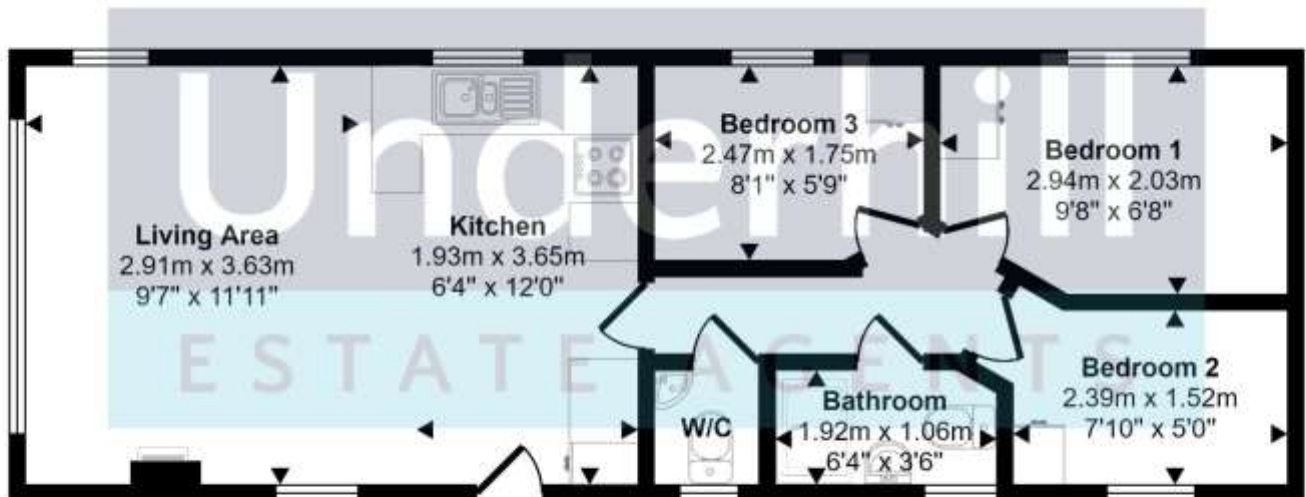
The 2013 Willerby Rio comes with a decking as standard at Lady's Mile Holiday Park. Meaning you will always have an outside space to kickback and relax.

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.





Approx Gross Internal Area
41 sq m / 437 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.



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
- Children's 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.

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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