

## H121, Golden Sands

Dawlish, Devon EX7 0LZ



**£17,000**

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

This well-presented ABI Oakley 2017 offers the perfect escape for those looking to enjoy comfort, space, and style in a welcoming and practical holiday home setting. Ideal for families or couples looking to buy their own holiday home. The Oakley is a model that combines thoughtful design with everyday convenience. There's plenty of room for all the family too, with a large en-suite double and a twin bedroom. Situated on the popular Golden Sands holiday park in Dawlish Warren, everything you need to have the perfect holiday is on your doorstep. Owners can also use the facilities of a nearby sister site; that's 3 swimming pools, 2 clubhouses, a children's adventure park, kids' clubs and activities and cabaret entertainment on most weekends. With plenty of great dining choices, access to sandy beaches, bars, restaurants, nature reserves, the national cycle network, golf courses, trains and buses, this is a prime holiday location.

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EPC Rating: Exempt

#### Living Area:

Step into a spacious and light-filled open-plan living area, where the wraparound seating and feature fireplace create a cosy and relaxing space to unwind. Large windows flood the room with natural light, enhancing the warm and homely atmosphere.

#### Kitchen:

The fully fitted kitchen is both functional and stylish, offering plenty of worktop space and storage, along with integrated appliances to make meal preparation a breeze. Adjacent to the kitchen is a dining area that comfortably seats the whole family – perfect for shared meals and entertaining.

#### Bedrooms:

The Oakley features two well-sized bedrooms: a serene master bedroom with integrated wardrobe space, extra storage above the bed, and an en-suite. A spacious twin room is the ideal place for guests or children, again featuring an integrated wardrobe and additional storage above each bed.

#### Shower Room:

A modern family shower room featuring a W/C, sink, shower and shelving. There is also an opaque window and an extractor fan.

This 2017 model also benefits from **double glazing and central heating**, ensuring a comfortable stay whatever the season. Neutrally decorated throughout, it offers a blank canvas ready for you to make your own.

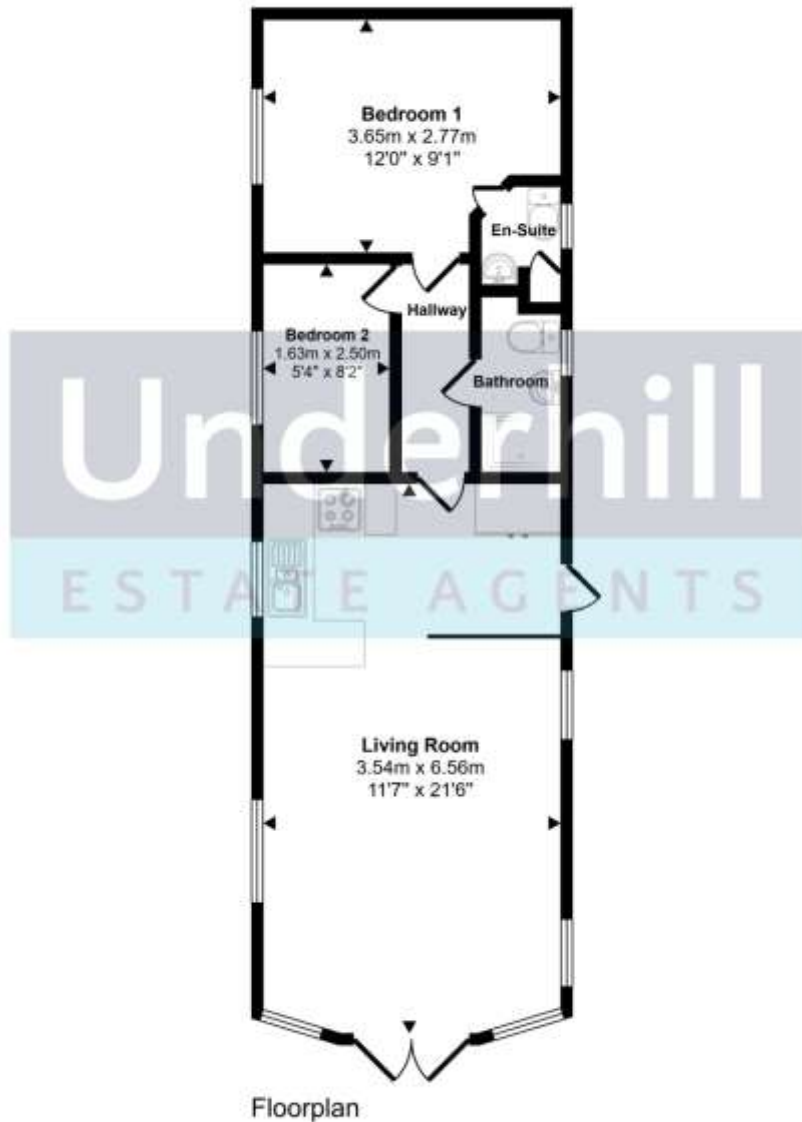
The property is for holiday use, the site does not permit caravans to be permanent residences. Many owners let their properties throughout the year and achieve additional income. Owners will be introduced to the park rules and regulations by the on-site team.







Approx Gross Internal Area  
43 sq m / 468 sq ft



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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