

## 12 Oakcliff Park

Dawlish Warren, Dawlish, Devon EX7 0ND



**£130,000**

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

Underhill are proud to bring to market this beautifully presented park home situated on a secluded site in Dawlish Warren. Having undergone extensive interior work, this park home offers stylish, modern living throughout, making it the perfect home to settle down in. This 1-bedroom park home features open-plan living areas and a beautiful kitchen and bathroom, as well as a well-maintained outside space. There is also an allocated parking space for the property. Situated on the small, quiet Oakcliff Residential site, this is one of just a handful of properties on the site making for peaceful private living.

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#### Kitchen:

The kitchen units are a stylish grey, coupled with a white granite counter, giving the kitchen a very modern feel. All of the appliances are integrated, including the 4-ring gas hob, extractor fan, electric oven and the fridge-freezer. The laminate flooring makes for easy cleaning, while 2 windows add plenty of natural light. The space is heated by a radiator and the combi-boiler is also found here.

#### Living Area:

Accessed via a large archway from the kitchen, the living area has a very open feel. There is plenty of space for furniture and the choices in decoration make the area light and fresh. A large bay window and a double-aspect window allow for lots of natural light, adding to the open feel of the space. The room is heated by a radiator.

#### Bedroom:

The bedroom on the property is a large, light space. There is lots of space for bedroom essentials, including 2 wardrobes and 2 chests of drawers. The current decor matches the rest of the property, making the bedroom a light and airy space. A large window allows for plenty of natural light and a radiator heats the space.

#### Bathroom:

The bathroom features sleek and modern fittings throughout. There is a W/C, a sink with an integrated cupboard, a large storage cupboard and a large walk-in shower surrounded by glass. The bathroom also features a tiled floor, 2 windows and a radiator.

#### Exterior:

The outside space is well-maintained and features a combination of gravel and lawn areas. There are a variety of established plants and shrubs as well as 2 storage sheds and a storage locker. Access to the property is provided by a large wooden staircase, and the entire plot is surrounded by a well looked after fence. The property also comes with its own allocated parking space situated in a small car park opposite, that is only used by other owners.





**Pitch Fee:** approx. £600 per quarter due on the 1st of February, May, August and November. The last review date was December 2023. Water and electricity are metered and paid via a bill from the site owner.

**This site is for people over the age of 40 only.**

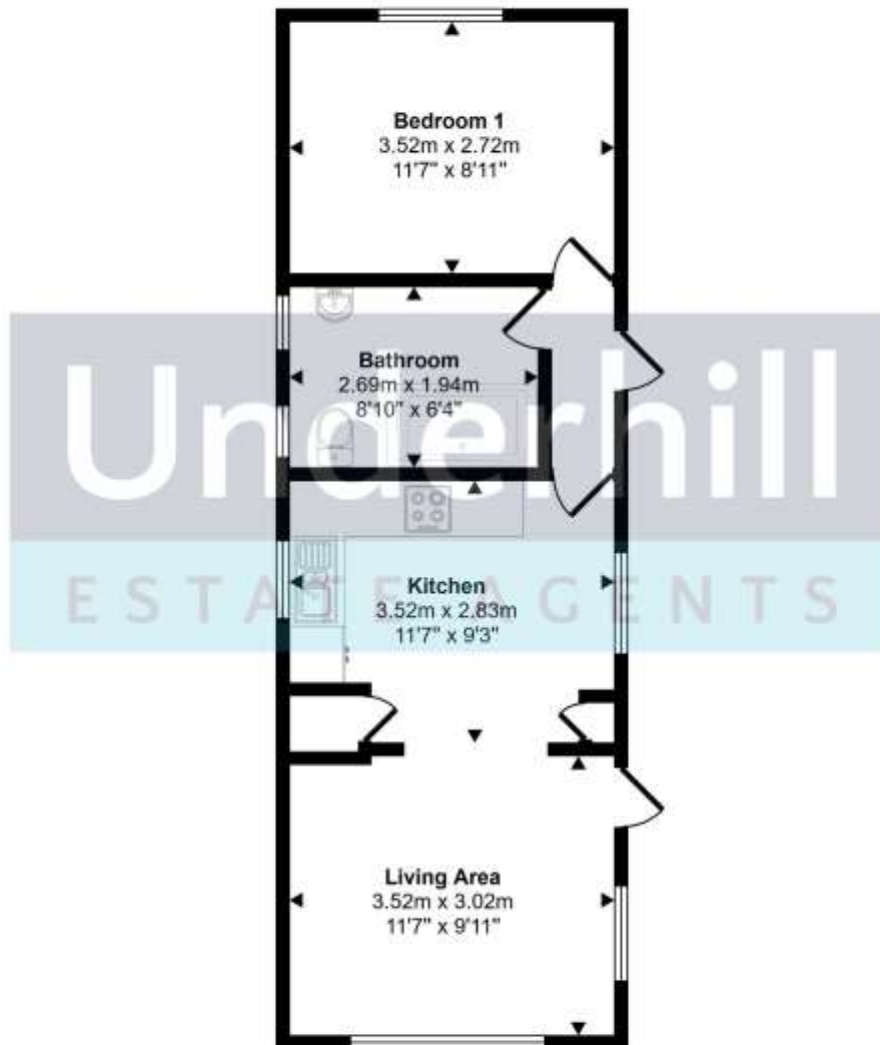
**Council Tax:** Band A

**EPC Rating:** Exempt





Approx Gross Internal Area  
39 sq m / 416 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.

# Living in Dawlish Warren

## Local Area:

The property is within easy reach of bus stops and Dawlish Warren train station. Dawlish Warren is a popular tourist resort with an established residential community. Supermarkets, a doctor's surgery, bars and restaurants are readily available. The resort is also home to amusements and a permanent fun fair.

Dawlish Warren boasts golden sandy beaches and an established nature reserve. There is also an 18-hole golf club that offers a true links experience.

The Exe Estuary Trail passes near to the property. This popular walking and cycling route enable you to explore the local area safely whilst taking in the breathtaking local scenery. E-bikes are widely used in the area.



Powderham castle estate is nearby, and popular with locals and tourists alike. The café, farm shop and garden centre draw people in, as do the regular festivals and concerts throughout the year.



The nearest larger town is Dawlish, offering a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses in Teignmouth. The racecourses of Newton Abbot and Exeter are also close.



Dawlish and Dawlish Warren are both on the main trainline, connecting you to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.



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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