

5 Bluewater Park

Dawlish Warren, Dawlish, Devon EX7 0NA



£50,000

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

This is your chance to buy an immaculate 2-bed holiday static caravan, enhanced with decking and great views, in the idyllic Bluewater Holiday Park. Featuring modern fixings and fittings throughout, this 2-bed, 2-bath unit even comes with its own bath! The large decking and picturesque views over the South Devon countryside provide the perfect setting to kick back and relax in the sunshine, whilst the large and spacious lodge-style interior gives you a perfect space to comfortably hide away from the world. The current owners both enjoy time in the property and let the property out occasionally. Owners can holiday here throughout the year. Site fees are payable at 6 monthly periods.

Virtual tour available online

Entrance:

Wooden steps lead you onto the decking where you can access the property via the main door, or the double french doors.

Kitchen/Diner:

Entering the property via the main door brings you to the large kitchen/diner. The kitchen is as modern as you would find in any new house with integrated appliances throughout, including: an oven, 4-ring gas hob, extractor fan, dishwasher, microwave and fridge freezer. There is a stainless steel 1 and 1/4 sink that sits under the window, as well as integrated floor and cupboard lighting. The dining table has seating for 4, and there is a large cupboard that houses the regularly serviced boiler and a washing machine. There is also a large skylight that allows for even more natural light.

Living Area:

As with most caravans, the living area joins seamlessly with the kitchen/diner. However, you will struggle to find a living area that feels as large and homely as the one featured here. A large L-shaped sofa wraps around one side, whilst an electric fireplace is situated on the other side. There is plenty of space for a TV and stand as well as additional furniture or seating if desired. At the end of the space is a set of French doors as well as multiple floor-to-ceiling windows, all of which flood the space with natural light.

Bedroom 1:

The master bedroom has plenty of space. There is a double bed in the centre of the room, as well as 2 bedside tables, a dressing table and integrated wardrobes. A double-aspect window fills the room with natural light.

En-Suite:

The en-suite to the master bedroom features a W/C, a sink with integrated cupboard beneath, a heated towel rail, an electric shower and a bath. There is laminate flooring and an opaque window to allow for natural light.

Bedroom 2:

The second bedroom very comfortably fits 2 single beds with a nightstand between them, but could quite easily fit a double bed with space either side. There is storage above each of the beds, as well as a large integrated wardrobe. A double aspect window fills the room with natural light/

Bathroom:

The bathroom features a W/C, a sink with integrated cupboard beneath, an electric shower and a heated towel rail. There is also a cupboard with a mirrored door and an opaque window.

Exterior:

The unit features an impressive wooden decking that wraps around half of the caravan. Featuring a large seating area that over looks the South Devon countryside, there is plenty of space to relax and





enjoy the sunshine. There is also a large storage bin. The property also comes with its own dedicated parking space next to the unit.

The caravan has been meticulously looked after and renovated. Throughout you will find many features that do not come as standard or even as an optional extra, including a variety of different flooring, as well as integrated floor and cupboard lighting. There is gas central heating throughout the property with heat supplied via radiators.

Site fees:

Site fees for the property are £6,027.12 inc VAT per year. These are payable in 6 monthly payments of £3,013.56

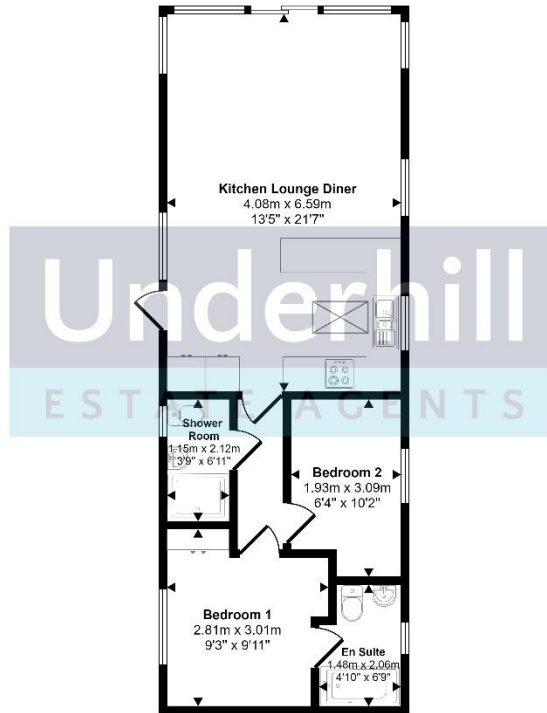
Park Rules:

The park has an established set of rules which must be adhered to, these can be found with this listing.





Approx Gross Internal Area
49 sq m / 532 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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