



Connells

Golden Sands Holiday Park Week Lane
Dawlish Warren Dawlish



Property Description

Golden Sands Holiday Park is situated in the perfect seaside spot or Dawlish Warren, making it a popular choice for UK holiday makers.

This park boasts numerous facilities, including both indoor and outdoor swimming pools, an attractive adventure playground, amusements, arcades, and a sun terrace where you can soak up the sun.

Inside the home, it was well looked after by its current owners. With a large open-plan kitchen/living/dining area, two bedroom which both have walk-in wardrobes and an ensuite shower room to the main bedroom. Outside, the decking area provides a fantastic space to relax or dine al-fresco!

It's an ideal base for a Devon caravan holiday, with plenty of local attractions nearby. The greatest allure lies in the sandy beaches just a stones throw away.

Front Of The Property

Two allocated parking spaces, storage shed, storage beneath the decking, steps leading up to the decking and main entrance door.

Entrance

Main door leading into the lodge, with a storage cupboard to the right-hand side which also houses the boiler.

Kitchen/Lounge/Diner

24' 7" max x 19' 4" max (7.49m max x 5.89m max)

Kitchen - Double glazed window to the side, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, gas oven, integrated dishwasher, integrated fridge freezer, space for microwave.

Living/Dining Room - Double glazed windows surrounding, sliding patios doors from the lounge and french doors from the dining area onto the rear decking, wall mounted fireplace with electric fire, space for dining table and wall mounted radiators.

Inner Hallway

Doors leading to bedrooms and bathroom.

Bedroom One

9' 6" max x 9' 2" max (2.90m max x 2.79m max)

Double glazed window to the side, walk in wardrobe, door to en-suite and a wall mounted radiator.

Ensuite

Obscure double glazed window, shower cubicle, vanity wash hand basin, WC and a wall mounted radiator.

Bedroom Two

9' 5" max x 8' 8" max (2.87m max x 2.64m max)

Double glazed window to the side, doors to walk in wardrobe and a wall mounted radiator.

Bathroom

Obscure double glazed window, bath with shower over, vanity wash hand basin, WC and a wall mounted radiator.

Outside

Large decking surrounds the lodge, providing ample space for garden furniture to relax after a busy day.

Agent Notes

Ground Rent - £8520 per annum.

Lease - 21 years remaining

Please note - only the bedroom furniture will remain in the home, however the bed in the main bedroom will be replaced.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/NAB312418

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB312418 - 0006