

Galmpton Holiday Park Greenway Road, Galmpton, Brixham, TQ5 0EP



This **TWO BEDROOM FREEHOLD HOLIDAY BUNGALOW** is well presented and ready to let or use as a personal holiday home. It comes fully furnished and equipped and internally comprises of fitted kitchen, lounge dining area, two bedrooms (one with king size bed and one single) and modern shower room/w.c.

Outside is a south facing patio enjoying a lovely outlook over the park with the River Dart and countryside beyond and a numbered parking space.

Galmpton Holiday Park Bungalows is a small and well kept development of 46 privately owned freehold Bungalows which can be holiday let or kept for personal holiday use. Unlike other holiday parks, they allow 12 month holiday letting occupation and only £60 per month maintenance fees making this a fantastic investment opportunity.

The village shops and pub/restaurants are within reach and in walking distance. There are many picturesque walks and access to the beautiful River Dart and Greenway Quay. Bodsands beach and Torbay's coastal footpath are a short drive away.

£165,000 Freehold

Double glazed entrance door opens to:

KITCHEN. 9' 11" x 5' 10" (3.02m x 1.78m)

Fitted with a good range of cream faced wall and base cupboards, ample working surfaces and inset ceramic sink and drainer with mixer tap over. Electric cooker with cooker hood over and fridge/freezer. Tiled surrounds. Wide opening to:

LOUNGE/DINING ROOM. 14' 2" in to bay window x 8' 7" (4.31m x 2.61m)

Double glazed bay window to front with cushioned window seat having storage space below. Electric panel heater (wi-fi operated) Storage cupboard. Range of furniture and table/chairs.

BEDROOM 1. 8' 3" x 8' 7" (2.51m x 2.61m)

Double glazed window to rear. King size bed with fitted cupboards to both sides with pull out shelf. Electric panel heater.

BEDROOM 2 10' 2" x 6' 0" (3.10m x 1.83m)

Double glazed window to rear. Wardrobe/shelved recess. Single bed. Electric panel heater.

SHOWER ROOM/W.C.

Modern shower room comprising shower enclosure with 'Mira' independent electric shower. Close coupled W.C. Vanity cupboard with inset washbasin and mixer tap over. Electric panel heater.

OUTSIDE.

South facing patio to front and lawn area to the front. Numbered car parking space.

AGENTS NOTE.

The bungalow is **FREEHOLD** and has a 12 month occupancy licence (for holiday letting only)
Permanent residency is NOT permitted.

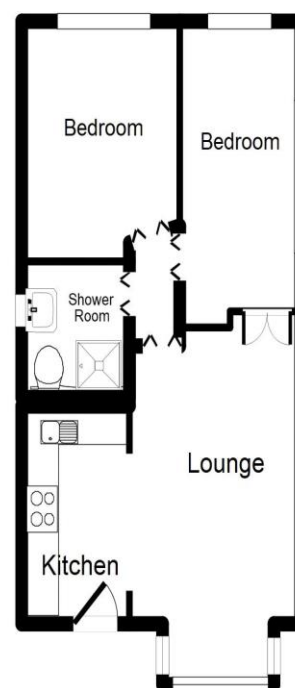
The site services are run by Galmpton Park Bungalows Ltd. of which all bungalow owners are company members.

The current maintenance fee is £60 per month, this includes general grass cutting and communal lighting, site liability insurance and refuse/sewerage collection. Water is inclusive. Electric is billed separately (meter at each bungalow).

COUNCIL TAX BAND: A

ENERGY RATING: D

COUNCIL TAX BAND: South Hams Council have stated that the site is not included in the proposed increase in council tax on second homes by South Hams Council. as planning permission restricts the site to holiday use only, and thus, the bungalows cannot be used to live in on a permanent basis, or indeed for long term lets.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005562 Written by: R.C