

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



This well presented **ONE 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 modern fitted kitchen, lounge/dining area, one double bedroom and modern shower room/w.c.

Outside is a southerly facing patio enjoying a lovely outlook towards the River Dart with countryside beyond and a numbered parking space at the end of the block.

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.

The park is dog friendly and has a lovely nearby walk accessed directly from the park and the patio seating area is also enclosed for safety. 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. Broadsands beach and Torbay's coastal footpath are a short drive away.

£175,000 Freehold

Half glazed stable door opens to:

KITCHEN.

9' 10" x 5' 5" (2.99m x 1.65m)

Good range of modern light grey fitted wall and base cupboards with roll edge working surfaces and inset stainless steel sink and drainer. Built in electric oven with hob and cooker hood over. Freestanding fridge/freezer. Tiled surrounds and flooring. Open to:

LOUNGE/DINING ROOM.

12' 7" x 8' 10" (3.83m x 2.69m)

Grey wood effect flooring. Double glazed window to front. Furniture included. Door to:

INNER HALL. Doors to;

BEDROOM.

14' 9" x 9' 3" (4.49m x 2.82m) max.

Two double glazed windows to the rear aspect. Two built in wardrobe/storage cupboards. Furniture included.

SHOWER ROOM/W.C.

Comprising shower enclosure with glazed entry doors and independent electric Triton shower. Low level W.C. and vanity cupboard with inset washbasin. Tiled surrounds. Electric heated towel rail.

OUTSIDE.

To the front of the bungalow there is an enclosed patio seating area enjoying a super sunny aspect and gorgeous view to the river dart and countryside beyond. Parking space at the end of the block.

NOTE/CHARGES.

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.

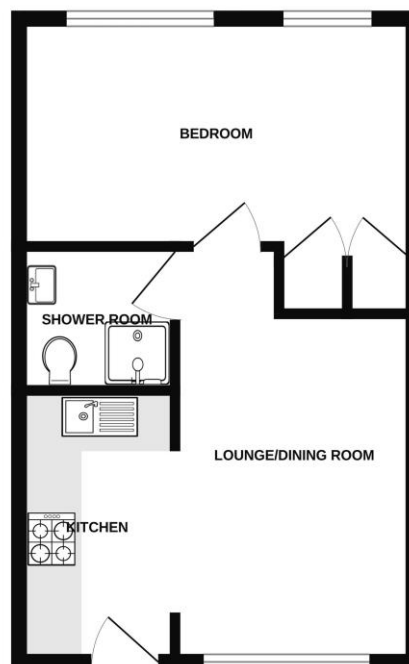
The current maintenance charge is £60 per month, this includes general grass cutting and communal lighting, site liability insurance and refuse/sewerage collection.

Water is inclusive.

Electric is billed separately (meter at each bungalow)

ENERGY RATING: E

GROUND FLOOR
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA: 32.3 sq.m. (348 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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