

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



Ready to let or enjoy as a personal holiday home with furnishings, fixtures and fittings all included. **A ONE BEDROOM FREEHOLD HOLIDAY BUNGALOW** which comprises of modern fitted kitchen, lounge/dining area with bay window to front, one bedroom and a modern shower room/w.c. Outside is a southerly facing, enclosed 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 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. Bodsands beach and Torbay's coastal footpath are a short drive away.

### £169,950 Freehold

Double glazed entrance door opens to:

**KITCHEN. 9' 10" x 5' 7" (2.99m x 1.70m)**

Fitted with a range of cream faced wall and base cupboards and wood effect working surfaces. Inset stainless steel sink and drainer. Freestanding electric cooker, fridge/freezer and washing machine. Tiled floor and surrounds. Fixtures and fittings included. Open to:

**LOUNGE/DINING ROOM. 12' 10" x 8' 11" (3.91m x 2.72m)**

Tiled floor continuing through. Double glazed bay window to front with window seat which has storage beneath. Furniture included.

**BEDROOM. 14' 11" x 8' 6" (4.54m x 2.59m)**

Two double glazed windows. Two built in wardrobe/storage cupboards. Contents of bedroom included in the sale.

**SHOWER ROOM/W.C.**

Comprising shower enclosure with 'Mira' independent electric shower. Close coupled W.C. Vanity cupboard with inset washbasin. Electric heated towel rail. Tiled floor and walls.

**OUTSIDE.**

To the front of the bungalow there is a paved seating area which is enclosed and safe for dogs. A lovely outlook is enjoyed from the patio towards the River Dart with countryside beyond. Car parking space.

**NOTE/CHARGES.**

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

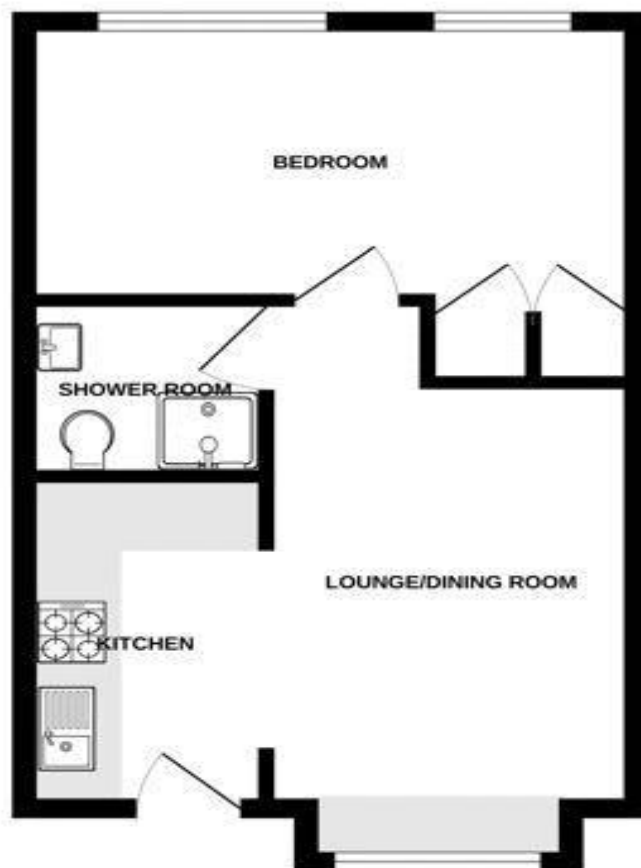
The site services are run by Galmpton Park Bungalows Ltd. of which all bungalow owners are company members.

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

Electric is billed separately (meter at each bungalow)

**ENERGY RATING: F**

GROUND FLOOR  
33.2 sq.m. (358 sq.ft.) approx.



**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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