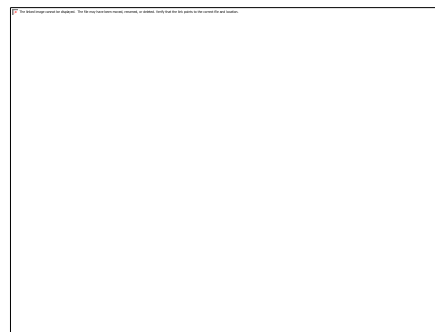
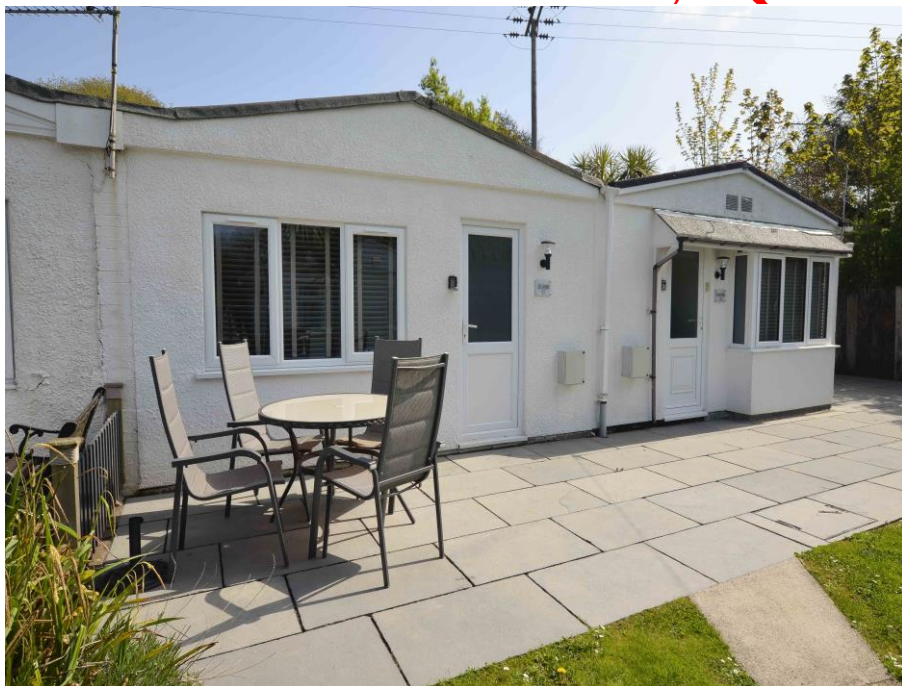


Galmpton Holiday Bungalows, Galmpton, Brixham, TQ5 0EP



A completely refurbished and superbly presented **ONE BEDROOM, FREEHOLD HOLIDAY BUNGALOW** ready to use privately or holiday let for income. This beautiful bungalow has to be viewed internally to appreciate the finish and spec, it has been comprehensively updated to a very high standard by the current owner, including some rebuilding of the front in block and insulation of the internal walls, underfloor heating and smart flooring throughout. A modern kitchen with integral appliances and granite worktops greets you on entering, the kitchen then flows through to the living area giving ample space for relaxing/eating, there is currently a sofa bed in situ for extra guests. The bedroom suite has been purposefully created and made larger than the standard size, it has full height fitted wardrobes and luxury full size shower room/w.c.

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. 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

Double glazed entrance door opens to:

KITCHEN

9' 10" x 5' 9" (2.99m x 1.75m)

Fabulous modern fitted kitchen finished in a gloss grey colour with granite working surfaces, upstands and breakfast bar area, undermounted one and a half bowl sink with mixer tap over. Integral fridge and washing machine. Built in electric oven with induction hob and extractor unit over. Kick board lighting. Open to:

LIVING AREA

12' 4" x 8' 4" (3.76m x 2.54m)

Double glazed window to front. Underfloor heating and wall mounted electric radiator. Oak inner door to:

BEDROOM SUITE.

14' 5" x 10' 10" (4.39m x 3.30m) overall

A most comfortable bedroom with two double glazed windows to rear with fitted blinds. Built in modern full height triple wardrobes with hanging space, various shelving and drawers. Oak door to:

EN SUITE SHOWER ROOM.

A luxury shower room comprising double shower enclosure with 'Triton' independent electric shower, close coupled W.C. and two drawer vanity unit with inset washbasin and mixer tap over. L.E.D. lit mirror. Electric heated towel rail. Underfloor heating. Extractor fan.

OUTSIDE.

Smooth stone patio seating area to front enjoying a sunny aspect and distant view towards the River Dart. Area of grass surrounding with numbered parking space beyond. Visitor parking is a short walk away at the bottom of the park.

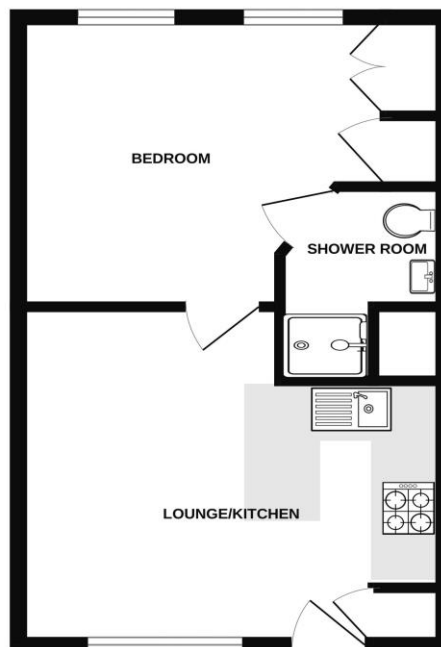
NOTES/CHARGES.

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: D

GROUND FLOOR
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA : 31.4 sq.m. (338 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 mis-statement. 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.
Made with Metapix C2025



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 C0005608 Written by: R.C