



Connells

Dawlish Sands Holiday Park Warren Road
Dawlish Warren Dawlish



Property Description

2016 Canterbury Delta.

The spectacular Canterbury Delta really is a Holiday Home from home, offering everything you would expect from a Luxury Holiday Home.

You will find an opulent living area at the heart of the Canterbury Delta. What better way to wind down at the end of the day than relaxing on the deep-filled sofas amongst your luxurious new surroundings. The kitchen is often the hub of every holiday home and the Canterbury Delta is no exception with plenty of work top space and lots of storage. With all integrated modern appliances this stylish kitchen is finished to the highest standard.

This luxurious holiday home features a vast master bedroom with a walk-in wardrobe and en-suite shower room with modern fittings, all finished to a superb standard, and a further bedroom also with an en-suite bathroom.

This home has a generous sized decked balcony to the front so you can enjoy a glass of beer and a BBQ on those hot sunny days.

Front Of The Property

Allocated parking to the side of the home. Steps up to the balcony area where you will find the main entrance into the home.

Entrance Hallway

Wall and base units providing ample space for coats and shoes and a wall mounted radiator.

Kitchen/Living/Diner

19' 5" x 19' 5" (5.92m x 5.92m)

The lounge/diner comprises of double glazed windows to the front and side with patio doors opening onto the balcony, a feature fireplace and wall mounted radiator. Space for dining table.

The fitted kitchen comprises wall and base units, one and a half bowl stainless steel sink/drainer, five ring gas hob with extractor over, oven, integrated microwave, integrated dishwasher, wine cooler and space for fridge/freezer.

Inner Hallway

Wall mounted radiator and doors to bedrooms.

Bedroom One

10' 7" x 9' 6" (3.23m x 2.90m)

Double glazed window, wall mounted radiator, door to the walk-in wardrobes with hanging rails, and a further door to the ensuite.

Ensuite Shower Room

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

Bedroom Two

9' 6" x 9' 1" (2.90m x 2.77m)

Double glazed window, twin room with a door through to a dressing area and a further door to the ensuite bathroom.

Ensuite Bathroom

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

Outside

Wrap around decking to the front and side and the home, making this a wonderful space to relax of an evening.

Agents Note

Remaining Lease - TBC

Ground Rent - TBC

Service Charge - TBC

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









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

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EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/NAB313077

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.

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