

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



An ideal **FREEHOLD HOLIDAY HOME/RENTAL INVESTMENT**, ready to let and to be sold fully furnished, located in a super spot on this popular holiday park on the rural fringe of Galmpton Village. The **ONE BEDROOM BUNGALOW** with the adjoining garden is held on three titles and benefits from an additional '**GARDEN ROOM/STORE**' and two parking spaces. This particular bungalow enjoys a quiet and private spot at the top end of the holiday park. There are two good size seating areas, the front, which enjoys a peep of the River Dart and large decking area to the side, perfect spots for sitting and relaxing. Inside a modern living space gives ample room for seating and dining and a fitted kitchen with breakfast bar leads off. There is one double bedroom and a shower room/w.c. Galmpton village is easily accessible with shops and a pub, the River Dart, Greenway and Agatha Christies famous holiday home are within easy reach. Broadsands Beach and the coastline are approximately one mile distant.

**£178,400 Freehold**

Double glazed French doors from the seating area open to:

#### LIVING/DINING AREA.

**16' 9" x 9' 1" (5.10m x 2.77m)**

A good size living space with ample room for soft seating and dining area. Double glazed windows and door to front opening to a stone chipped seating terrace and wide French doors opening to a decked seating area. Access to:

#### KITCHEN.

**9' 8" x 5' 10" (2.94m x 1.78m)**

Range of fitted wall and base cupboards and breakfast bar area to front aspect. Working surfaces with inset stainless steel sink and drainer. Space for fridge and washing machine.

#### BEDROOM.

**14' 11" x 7' 7" (4.54m x 2.31m)**

A double bedroom with double glazed windows to the rear and side aspect.

#### SHOWER ROOM/W.C.

Comprising corner shower enclosure with fitted 'Triton' independent electric shower. Close coupled W.C.

Washbasin with mixer tap over. Fitted mirror. Extractor fan. Shelved storage space.

#### OUTSIDE

#### GARDEN ROOM.

**9' 0" x 7' 9" (2.74m x 2.36m)**

Located on a hard standing at the rear of the holiday bungalow adjacent to two car parking spaces.

#### GARDENS/PARKING.

The lawns and gardens that surround number 50 extend some way to the front and are held on a separate title. There are two parking spaces one numbered and one adjacent to the garden room.

#### 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 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 (no gas on site) is billed separately (meter at each bungalow).

**COUNCIL TAX BAND: A**

**ENERGY RATING: D**



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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