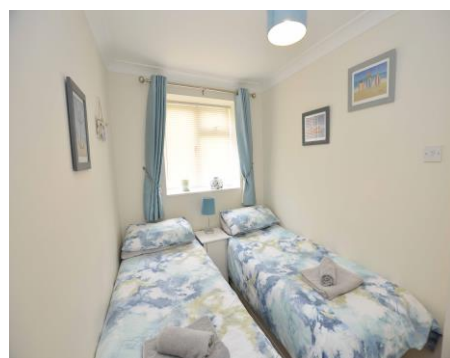


Galmpton Holiday Bungalows, Greenway Road, Galmpton, Brixham, TQ5 0EP



This well presented **TWO BEDROOM, FREEHOLD HOLIDAY BUNGALOW** is 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, two bedrooms and 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. Broadsands beach and Torbay's coastal footpath are a short drive away.

£155,000 Freehold

Half glazed stable door opens to:

KITCHEN.

10' 0" x 5' 4" (3.05m x 1.62m)

Range of modern light grey, wall and base cupboards with working surfaces with inset stainless steel sink and drainer. Built in oven with hob and cooker hood over. Freestanding fridge/freezer. Wood laminate flooring. Open to:

LOUNGE/DINING ROOM.

12' 11" x 8' 11" (3.93m x 2.72m)

Double glazed window to front. Wood laminate flooring continuing through. Furniture included.

INNER HALL

BEDROOM 1.

8' 2" x 7' 1" (2.49m x 2.16m) + wardrobe recess

Double glazed window to rear. Built in double wardrobe with sliding doors. Wood laminate floor. Furniture included.

BEDROOM 2.

9' 11" x 6' 4" (3.02m x 1.93m)

Double glazed window to rear. Double wardrobe with sliding doors. Wood laminate floor. Furniture included.

SHOWER ROOM/W.C.

Comprising corner shower enclosure with independent electric Mira shower. Close coupled W.C. Vanity unit with inset washbasin, mirror and shelf over. Tiled walls. Electric heated towel rail.

OUTSIDE.

Southerly facing, enclosed patio seating area to front with a view of 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.

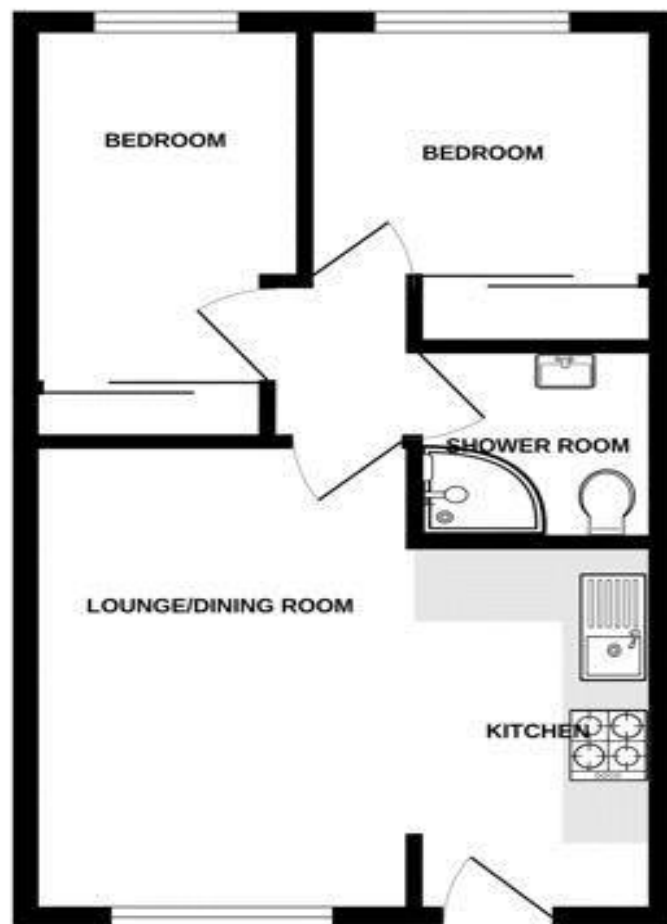
The site services are run by Galmpton Park Bungalows Ltd. of which all bungalow owners are company members.

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)

GROUND FLOOR
33.1 sq.m. (357 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.

Ref C0005593 Written by: R.C