

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



This **ONE BEDROOM FREEHOLD HOLIDAY BUNGALOW** is well presented and 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, one double bedroom and modern shower room/w.c. Outside is a south facing patio enjoying a lovely outlook over the park with the River Dart and countryside beyond and a numbered parking space. 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 access to a lovely dog walk from the park, the patio is enclosed to keep pets in. Unlike other holiday parks, they allow 12 month holiday letting occupation and only £60 per month maintenance fees making this a fantastic investment opportunity. We have been advised that South Hams Council do not class these as second homes, so no additional second home stamp duty is payable. 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**

Double glazed door to:

**KITCHEN. 10' 0" x 5' 10" (3.05m x 1.78m)**

Fitted with a good range of pale grey modern wall and base cupboards and roll edge working surfaces with inset stainless steel sink and drainer. Built in electric oven with hob and cooker hood over. Tiled surrounds. Freestanding fridge. Grey wood grain effect flooring. Fixtures and fittings included Opening to:

**LOUNGE/DINING ROOM. 12' 9" x 8' 8" (3.88m x 2.64m)**

Double glazed window to front aspect. Grey wood grain flooring continuing through. Furniture included.

**BEDROOM. 14' 8" x 8' 6" (4.47m x 2.59m)**

A good size double bedroom with two double glazed windows to rear. Two wardrobe/storage cupboards. Furniture included.

**SHOWER ROOM/W.C.**

Comprising shower enclosure with glass entry door and independent Triton electric shower. Low level W.C. White vanity cupboard with inset washbasin, mirror and shelf over. Electric, heated towel rail. Extractor fan. Contemporary tiling.

**OUTSIDE.**

To the front of the bungalow there is a paved seating area with picket fence surrounding. The patio enjoys a lovely sunny aspect and outlook. Car parking space.

**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: E**

**COUNCIL TAX BAND: A**

GROUND FLOOR  
32.3 sq.m. (348 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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