

H159 Golden Sands
Week Lane
Dawlish
EX7 0LZ

A Top Of The Range Two Bedroom Holiday Lodge On A Popular
Holiday Park With A Great Range Of Facilities.

£85,950 DFD01086



Accommodation

Two Bedrooms, En-Suite Shower Room, Bathroom, Lounge/Diner, Kitchen,
uPVC Double Glazing, Gas Central Heating, Private Gated Entrance, Parking.

This luxury holiday lodge has its own access through an arched, timber double gate which reveals a private parking area and the secluded plot which the lodge stands on. It is in an elevated position which affords impressive rural views. Although it is a wonderful holiday home for the family, it also has rental potential throughout the year, making it an ideal investment opportunity. This can be arranged through the site or privately by yourself. The owners of the site are Park Holidays UK which has 2 fantastic Holiday parks in Dawlish Warren, owners and guests can enjoy the facilities of each park - three swimming pools and two fantastic clubhouses all within walking distance.

The **ACCOMMODATION** comprises with approximate measurements:

There is a gated deck which leads to the uPVC part glazed entrance door which opens to

Lounge/Diner 19' 8" x 19' 0" (5.99m x 5.79m)
A triple aspect room with uPVC windows and sliding patio doors leading to the sun terrace. There is a wall mounted, remote controlled electric fire with flat screen TV above it.

Kitchen 11' 2" x 9' 6" (3.40m x 2.89m)
Open plan to Lounge/Diner. Fitted with a matching range of modern wall and base units with rolled edge work surfaces. Inset stainless steel sink and drainer with mixer tap, integrated gas hob and double oven with hood over. Integrated microwave, dishwasher and washer/dryer. American style fridge/freezer, uPVC double glazed window enjoying fine views towards the countryside.

Inner hall

Radiator, doors to:

Bedroom 1 9' 10" x 9' 2" (2.99m x 2.79m)
uPVC double glazed window, radiator, TV point, door to large walk in wardrobe with shelving, hanging space and wall mounted electric heater. Door to:

En-Suite Shower Room

Fitted with a modern three-piece suite comprising close coupled WC, corner shower and wall mounted wash basin with mixer tap and vanity cupboard below, radiator and uPVC double glazed opaque window.

Bedroom 2 9' 6" x 9' 2" (2.89m x 2.79m)
uPVC double glazed window, radiator, TV point, door to large walk-in wardrobe with shelving, hanging space and wall mounted electric heater.

Bathroom

Fitted with a modern white suite. Close coupled WC, panelled bath with mixer tap and shower attachment. Wash basin mounted on vanity unit. uPVC double glazed opaque window, radiator and extractor fan.

Outside

Enclosed sun deck to three sides, which enjoys a high degree of privacy and rural views, ample storage underneath the deck, gate to the graveled parking area and the private gated entrance. Outside tap.

Agents Note

The lodge cannot be used as a main residence and prospective purchasers will be required to provide proof of residency elsewhere. The annual site fee is approximately £5,500.

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