

H28 Golden Sands  
Dawlish Warren  
Devon  
EX7 0LZ

This Is A Delta Santana 2009 Leisure Holiday Home. It Is In A Good Position On Golden Sands Park Being Close To The Launderette, Clubhouse And Play Park.

**£17,995** DFD01106



## Accommodation

Two Bedrooms, Shower Room, Lounge/Kitchen, Parking, Close To Amenities,  
Park Open 50 Weeks

This is a Delta Santana 2009 leisure holiday home. It is in a good position on Golden Sands park being close to the launderette, clubhouse and play park. 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:

Steps lead up to uPVC fully glazed entrance door which opens in to

**Lounge/Kitchen** 19' 10" x 11' 10" reducing to 7'10" (6.04m x 3.60m)

LOUNGE AREA: Seating with storage below and also a fold-away double bed. Storage cupboards and space for TV. Gas fire. Table.  
KITCHEN AREA: Range of wood effect wall and base units with rolled edge work surfaces. Single drainer, stainless steel sink unit with mixer tap. Integrated gas cooker. Space for fridge. Storage cupboard for vacuum cleaner etc. Doors to

**Bedroom 1** 11' 9" x 6' 6" (3.58m x 1.98m)

Fitted wardrobe, plus shelving with mirror above.

**Bedroom 2** 7' 8" x 4' 10" (2.34m x 1.47m)

Two narrow single beds. Telephone point.

### **Shower Room**

Shower cubicle with thermostatic shower bar, pedestal wash basin, close coupled WC. Obscure window to side aspect.

### **Golden Sands facilities**

\*Kids Club for 5-14 year olds. \*Arcade and Amusements - Gamezone. \*Family Bar with Sky TV. \*Entertainment Venue. \*Entertainment Plus. \*Adventure Playground. \*Free Wi-Fi in Clubhouse. \*Outdoor Pool. \*Indoor Pool. \*Mini Mart Store. \*Flexible Dining. \*Blue Flag Beach. \*Dog Exercise Area. \*Launderette. \*Use of Facilities from Neighbouring Park. \*Pets Welcome. \*Open Long Season. \*Camping.

### **Agents Note.**

This is a holiday home and purchasers must have a permanent address. Site fees for 2018 have already been paid by the present owner. We have been informed by the vendor that they were £5295 (not verified)

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