

**Delta Desire Lodge**  
**Golden Sands**  
**Dawlish Warren**  
**EX7 0LZ**

Holiday Home For Sale on park in Dawlish Warren. "Delta Desire" Fully Inclusive Packages With Site Fees & Rates For 2018. Park has great transport links and is a stone's throw from the beach and train station.

**£85,000** DFD01203



**Accommodation**

Open 11 ½ months of the year, 2018 site fees & rates included, Two bedrooms, Master bedroom en-suite, Opulent Living Area and Spacious Kitchen, Double glazing and central heating, Just a short walk away from Dawlish Warren blue flag beach., Many on site facilities.

**Delta Desire Lodge** 40' 0" x 20' 0" (12.18m x 6.09m)

Delta Desire Lodge £85,000 \* Includes 2018 site fees and rates \* Double glazing and central heating \* Fully furnished lodge 40' x 20' \* On site - ready to go \* Open Plan Living with full wrap deck, brand new sofas and brand new American Fridge Freezer. Walk in wardrobes and en-suite shower room in master bedroom.

This pre-owned lodge has just come into stock that has lovely views and a small private garden area and the end of a row of lodges so very private and no passing traffic. It has a decking area, comes fully furnished and has 3 months warranty on it. The kitchen has a dishwasher, washing machine and fridge freezer. It has a bathroom, two double bedrooms with walk in wardrobes and the master bedroom has an en-suite shower room. The price of the lodge is £85,000 and includes 2018 site fees and rates.

Price Includes • 2018 Site Fees & Rates • Gas & Electrical Certificate • CO2 & Fire Alarms • Fire Extinguisher • 2 Sets Of Keys • Digital TV Aerial • Fully Furnished including white goods, and curtains • Full Interior & Exterior Clean • 3 Months Warranty and after sales support • 8 Entertainment passes and unlimited access to facilities

### **Best of Golden Sands**

A green and spacious park with those unbeatable sea views – A stone's throw away is Dawlish Warren's sandy beach with beach huts and a nature reserve that provides the perfect day by the sea – Fish in our park lake or have a round of free golf at our Dawlish Warren Golf Club, or just relax in your lodge and have a BBQ - We have a new lodge development for luxury living in the beautiful settings "Tree Tops". A selection of show homes are available for viewing and a guided tour of the site is an absolute must.

### **What's on the park**

The park has the following facilities: Arcade and Amusements, Game zone, Free Golf, Free Fishing, Family Bar with Sky TV Entertainment, Venue Entertainment, Play Area Adventure Playground, Free-WiFi in Clubhouse, Outdoor & Indoor Swimming Pools, Mini Mart Store, Blue Flag Beach,

Pets Welcome, Dog Exercise Area, Launderette, Plus much more!

### **Notes**

- o Park open 50 weeks a year
- o Exe Estuary Seaviews
- o Blue Flag Beach & Train Station
- o Beautiful Coastal Walks
- o Private Owners Lounge
- o Swimming Pools, Restaurant & Bar
- o Holiday Home Come Fully Furnished And Equipped
- o Finance Available
- o 2018 Site Fees & Rates Included
- o Pet Friendly
- o Free Golf & Fishing

Site visit highly recommended and can be arranged upon request. Holiday homes are not intended for residential use.

### **Site fees**

Site fees & rates for 2018 are now included in the package price of all our new and pre-owned holiday homes, meaning you're able to spread the cost within any monthly finance payments. We like to ensure owning a holiday home with us is as affordable as possible, and we let new owners know of all the added running costs from the outset. You'll know exactly where you stand from the beginning of your buying journey right through to when you collect your keys. Annual site fees are £5895 for Lodges \*Site fees depends on the size of the holiday home and park\* Subject to pitch availability and holiday home suitability.

### **N.B.**

Featured and photographed above is just one of the options available, we highly recommend booking a site visit to find the right pitch and model for your requirements. Your details will be passed on to our representative on the site who will contact you with further details.

**Consumer Protection from Unfair Trading Regulations 2008.** Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.