

Abi Bleinheim 2017  
Golden Sands  
Dawlish Warren  
Devon  
EX7 0LZ

Holiday Home For Sale on park in Dawlish Warren. "Abi Bleinheim"  
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.

**£49,995** DFD01156



## Accommodation

Open 11 ½ months of the year, 2018 site fees & rates included plus £1000 credit for Gas/Electric, Two bedrooms, Master Bedroom with en-suite WC., Lounge with patio doors to decking, Kitchen with integrated fridge freezer and microwave, Family Shower Room, Double glazing and central heating, Decking, Just a short walk away from Dawlish Warren blue flag beach. Many on site facilities.

**Abi Bleinheim 2017** Pre-owned but immaculate 2 Bed (6 Berth) Double Glazing/Central Heating with amazing wrap decking priced at £49,995.

Price includes 2018 Site Fees & Rates plus £1000 credit for Gas/Electric

Designed thoughtfully and considerately, the 2017 Abi Bleinheim has been hand-picked because it offers you a mixture of luxury and comfort and is a sophisticated holiday home. With double glazing, central heating, front opening patio doors and many other extras, this makes a stunning holiday home to build family memories for years to come.

The open-plan lounge benefits from plenty of natural light owing to the patio doors, which open on to a decking, where you can enjoy the summer sun. The L-shaped sofa is comfortable and has space for all the family to gather around and watch a film or the evenings TV. There is also a pull-out bed in the lounge which means you can have additional family or friends over to stay with you. The warming purple colour scheme is modern and tasteful, while the wooden display unit brings a contemporary feel and space for your TV with TV point conveniently placed, and your family photos and more.

Just off the kitchen, the fixed, L-shaped dinette seating area plus upholstered bench seating offers a comfortable area for enjoying family meals around the table and can also be a great entertaining space for family and friends.

In the kitchen, the cream under counter cupboards are delightfully offset by the 40mm dark grey worktops and black cooker with splashback. There is also plenty of wall-fixed cupboard space (all with soft-close hinges) ensuring plenty of space for all your crockery, pots, pans and ingredients, so you feel like your holiday home is as well-equipped as your home. The homely and luxurious feel is helped by the integrated fridge-freezer and microwave, which add extra convenience to your family lifestyle.

In the main bedroom, there is a double bed with shelving above the bed and bedside tables. The en-suite WC and wash basin are ideal for privacy and keeping queues for the main bathroom to a minimum. While the large wardrobe leaves plenty of space for your holiday belongings and more. There is also an upholstered stool and dressing area, plus USB points on the plug sockets next to the bed. In the twin room, there is also a tall wardrobe, USB charging points on the plug points and over-bed shelving. Both rooms also have a TV point too.

Add in the fact you've got 50mm external wall insulation and 100mm roof insulation, underlay carpets, bathroom and kitchen extractor fans, a steel pantile roof and galvanised chassis you know your holiday home is in the best shape to ensure regular holidays and years of fun and family time.

Price includes 2018 Site Fees & Rates Park opens 50 weeks of the year.

### **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.