

# Dawlish Sands, Dawlish Warren, EX7 0PG



Benefitting from an excellent position on the fringes of Dawlish Warren, this well appointed holiday home is well located for the beach, nature reserve, golf course, cycle path, pubs and public transport. Open plan living space, kitchen, double and twin bedrooms both with dressing rooms, ensuite, bathroom, wrap around decking, parking. Onsite swimming pool, shop, club house.

For Sale @ £110,000

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Dawlish Warren is a popular holiday destination with a beautiful sandy beach, entertainment and shops. It is well served by both bus and rail services with a cycle path leading to Exeter Quay with pubs and picturesque place to stop along the way. It is approximately 4 miles from the interesting Powderham Castle which hosts a variety of events throughout the year. Dawlish Sands is a popular site within an easy level walk of the beach, public transport, pubs and other attractions. It has the benefit of it's own indoor swimming pool, club house and shop. The home offers well appointed and spacious accommodation with a triple aspect, open plan living room and kitchen. There is a double bedroom with dressing room and en suite shower room, twin bedroom also with dressing room and a main bathroom. Outside there is a wrap around decking, store and hardstanding parking space. This property is not a full residential property and can only be lived in for 50 weeks of the year. The site is closed and the property must be vacated between the 14th February to 1st March every year. We understand the property is held on a licence until February 2047 and fees for 2023 are £7,245.



Total floor area 71.5 sq.m. (770 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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