



AUSTIN   
ESTATE AGENTS



## Greenhill 106

Waterside Holiday Park

Bowleaze Cove

Weymouth

DT3 6PP

£70,000

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### SUMMARY

- Modern Two Bedroom Caravan
- Immaculately Presented Throughout
- Open Plan Living / Kitchen / Dining Room
- Main Shower Room & En-Suite Bathroom
- Furniture & Fittings Included within the Sale
- Double Glazing & Gas Central Heating
- Off Road Parking for Two Vehicles
- Site fees: £8,500 Per Annum (holiday letting available to help cover cost of site fees).
- Sited on a 5\* holiday Park with Outstanding Facilities
- Stunning Location at Prestigious Bowleaze Cove







## SUMMARY OF ACCOMMODATION

**Open Plan Lounge / Kitchen / Dining Area** 12' 8" x 21' 10" (3.85m x 6.65m)

**Inner Hallway**

**Bedroom One** 11' 2" max x 12' 8" max (3.40m max x 3.85m max) Irregular shaped room.

**En-Suite Bathroom** 5' 1" x 4' 9" (1.55m x 1.45m)

**Bedroom Two** 9' 0" x 6' 7" (2.75m x 2.00m)

**Shower Room** 8' 2" max x 3' 5" (2.49m max x 1.05m)

## OUTSIDE

**Decking Area**

**Allocated Parking Space**



## THE PROPERTY

We are delighted to present to the market, this immaculately presented two bedroom caravan, situated within the beautifully kept Waterside Holiday Park and Spa within the prestigious Bowleaze Cove area of Weymouth. There is an option, via Waterside Holiday Park, to holiday let this caravan. All of the fixtures and fittings within the caravan are included within the sale.

The property comprises a large open plan, kitchen/living/dining area with feature French doors, offering access onto a private composite decking area, suitable for sitting out in the sun and relaxing during the warmer months. Within the living area there is a fold up double sofa bed, meaning the caravan could be let as a six berth. The kitchen area offers a modern range of wall and base level units to include a five ring gas hob with oven and extractor, American style fridge freezer and microwave.

An inner hallway provides access to the two bedrooms and shower room. The main bedroom benefits from a double bed, built in wardrobe and dressing table as well as a well appointed en-suite bathroom, comprising panelled bath with shower over, wash hand basin and WC. The second bedroom is set up as a twin with built-in storage cupboards. Completing the accommodation is the shower room which includes a double width shower cubicle, low-level WC and vanity wash hand basin.

Externally, there is off-road parking for two vehicles in the form of the driveway as well as a small lawn area. Composite decking leads to the entrance of the lovely holiday home. The decking spreads out to the front and side, suitable for an outside seating area/ table and chairs. The caravan comes equipped with free Wi-Fi for guests of Waterside Holiday Park.

The park is popular among sunseekers due to its fantastic facilities including a shop, spa, gym, free bus service to Weymouth Town Centre, as well as indoor and outdoor swimming pools. The indoor swimming pool has a sauna and jacuzzi. There is an entertainment complex called The Venue with night entertainment, as well as sports bars and restaurants. Also, regular events are also scheduled for owners.

Viewing of this property is highly recommended. Please contact Austin Estate Agents to arrange your appointment.

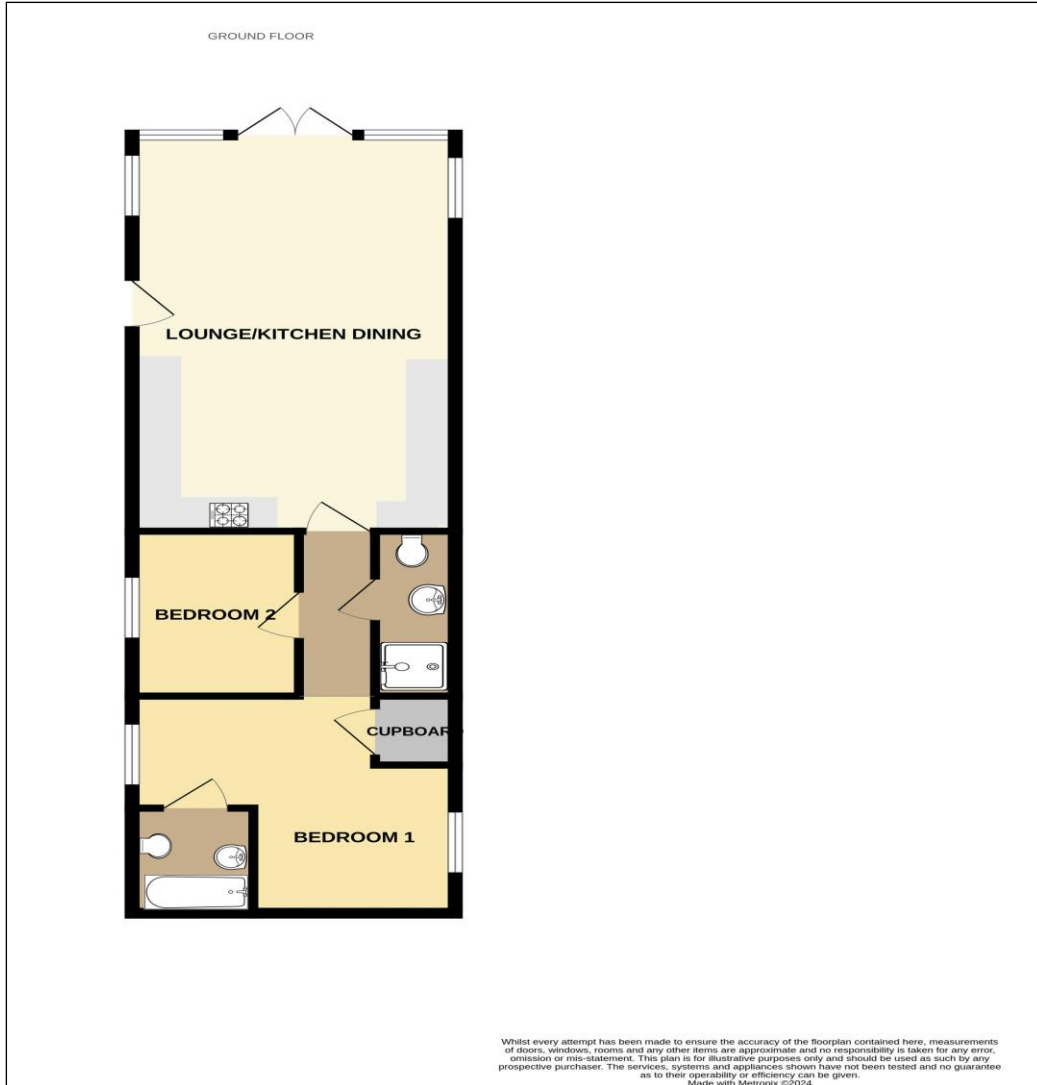
The vendor informs us that the annual site fees are in the region of £10,000 and will be subject to an introductory meeting with Waterside Holiday Park, who will inform the prospective purchaser of the conditions of the sale.



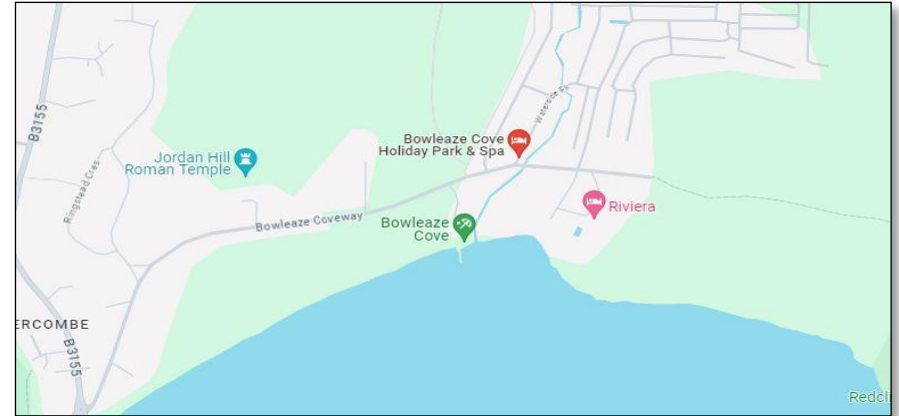




## FLOORPLAN:



## LOCATION:



**COUNCIL TAX RATING: N/A    TENURE: Leasehold**

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### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.