



AUSTIN
ESTATE AGENTS

Hedge End

Waterside Holiday Park

Bowleaze Cove

Weymouth

DT3 6PP

£50,000

SUMMARY

- Sited on a 5* holiday Park with Outstanding Facilities
- Private Parking on Driveway
- 46 Week Long Season
- Evening Entertainment
- Indoor & Outdoor Swimming Pool
- Site fees: £7,800 Per Annum (holiday letting available to help cover cost of site fees).
- Contemporary Fitted Kitchen with Included Appliances
- Three Bedrooms
- Modern Shower Room
- Stunning Location at Prestigious Bowleaze Cove





SUMMARY OF ACCOMMODATION

Lounge 11' 9" x 9' 7" (3.59m x 2.92m)

Kitchen / Diner 11' 9" x 7' 3" (3.59m x 2.20m)

Inner Hallway

Bedroom One 10' 1" plus wardrobes x 7' 4" (3.08m plus wardrobes x 2.23m)

Bedroom Two 6' 8" x 5' 0" (2.02m x 1.52m)

Bedroom Three 5' 9" x 8' 1" (1.74m x 2.46m)

Shower Room 3' 6" x 7' 11" (1.06m x 2.41m)

OUTSIDE

Decking Area

Allocated Parking Space

THE PROPERTY

We are delighted to present to the market, this beautifully presented modern three bedroom caravan, situated within the highly regarded Waterside Holiday Park and Spa at the prestigious Bowleaze Cove, Weymouth. Although purchased in 2020 this modern caravan was first used in 2022 and has had just one year's worth of use by the current owners and their guests. 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 triple aspect windows allowing natural light to flood the room. The kitchen area offers a modern range of wall and base level units to include a gas oven with hob and extractor, built-in fridge, freezer, microwave and kettle. The property includes a large storage cupboard, where the modern fitted, gas-fired combi boiler is housed.

Leading on from the open plan living area, a hallway provides access to the three bedrooms and modern fitted shower room. Bedroom one is a sizeable rear aspect double room, benefitting from built in wardrobe and WC. Bedrooms two and three are arranged as guest single rooms, both fitted with two single beds and storage facilities. The shower room comprises a modern shower, wash hand basin and WC.

Externally, this lovely caravan boasts a large sun deck, ideal for outside entertainment and al-fresco dining. The caravan also offers an allocated parking space.

The Waterside Holiday 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 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 £7,841.96; annual rates are £690.12 and annual insurance is £216.72.

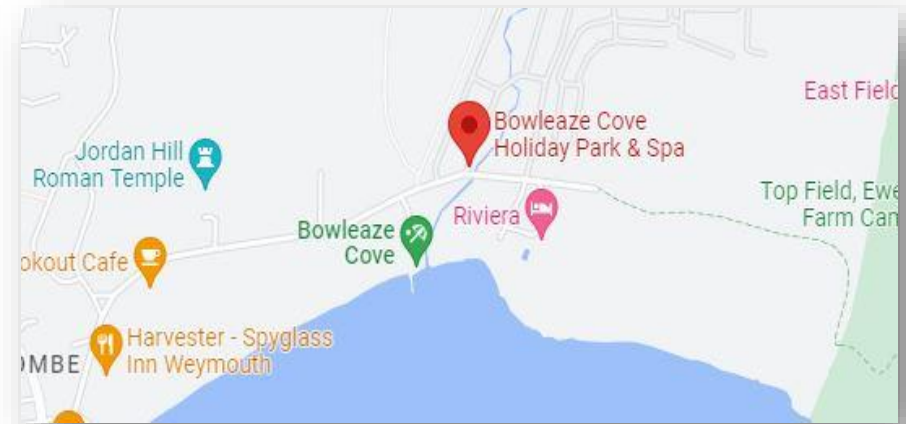




FLOORPLAN:



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.