



OLIVER MILES

Chartered Surveyors - Estate Agents

Popular Caravan Site £29,950

3 Bedroom 38 x 12 "Willerby Salisbury" Static Caravan Sleeps 8 Situated on a Popular Caravan Park in Swanage. Ideal Family Holiday Retreat



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Popular Caravan Site, Swanage, BH19 1BT

- 3 Bedrooms - 8 Berth
- Large Sun Deck and Enclosed Garden
- Parking Up to 2 Vehicles
- Views to Purbeck Hills
- Close to Main Site Facilities
- Ideal Family Getaway

LOCATION & DESCRIPTION

This caravan is superbly situated on Swanage Bay View Caravan Park about 1 mile from Swanage town centre, beach and the scenic railway running between Swanage and Corfe Castle, and Studland beach featuring four miles of golden sands is a short bus ride from Swanage town centre. This site is close to the countryside and paths leading to the renowned Jurassic Coastline. The facilities at this well-maintained and popular park include heated indoor swimming pool, clubhouse with restaurant and bar, also a laundrette. There is also a privately run gym on site.

New in 2007, this 38' x 12' Willerby Salisbury 3 bedroom (8 berth) caravan sits in a quiet location on the Park and is easily accessed on foot and by car. It has a large west facing sun deck with views to the Purbeck Hills, spacious garden area to the rear and parking for up to 2 cars is available adjacent to the caravan. The caravan is offered fully furnished and equipped.

ACCOMMODATION

(all measurements approximate)

KITCHEN/DINER (E & W)

3.61m x 2.98m max (11' 10" x 9' 9" max)

Range of worktops, cupboards and wall units. Inset stainless steel sink and drainer. Fitted 4 burner gas cooker with oven and separate grill, filtration hood over. Integral fridge and eye level microwave. Easy care laminate flooring.

LOUNGE AREA (N, E & W)

3.61m x 3.16m (11' 10" x 10' 4") Complementary furniture including 2 settees (one with pull-out bed under), window seating/storage, tv stand and coffee table. Inset gas fire.

HALLWAY

BEDROOM 1 (S)

2.35m x 2.33m (7' 9" x 7' 8")

Fitted wardrobe with tv point, fitted overbed storage and bedside tables. Electric plinth heating.

'Jack and Jill' door to EN-SUITE WC and pedestal wash basin.

FAMILY SHOWER ROOM

Large shower cubicle, pedestal wash basin and WC.

BEDROOM 2

2.4m x 1.73m (7' 10" x 5' 8")

Twin beds, storage cupboard/wardrobe.

BEDROOM 3

1.95m x 1.69m (6' 5" x 5' 6")

OUTSIDE

Views to the Purbeck Hills from large wooden SUN DECK with gate and steps to good sized enclosed garden area. Outside water supply and storage chests.

Parking for 2 cars.

TENURE

The caravan is held on an 'old' licence and expires in January 2023. For further details of the licence and its benefits, please call our office on 01929 426655. Pitch fees are approximately £3750 per annum with annual increments and are payable half in March and half in September. Pitch fees include water supply. Council rate is approximately £300 per annum. The site is closed from 16th January until 1st March each year and may be used for 46 weeks of the year on a continuous basis by the owners as a holiday residence. Holiday lettings are permitted subject to criteria if let out via the site. Pets are permitted.

VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or sales@olivermiles.co.uk

You are advised to check the availability of this property before travelling any distance to view. The Agent had 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. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

