



OLIVER MILES

Chartered Surveyors
Estate Agents

**31 Cauldron Barn Farm Park
Swanage BH19 1QQ**

Asking Price: £275,000



BRAND NEW Park Home with excellent specifications, garden and parking space.

UOD0016

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Plot 31 Cauldron Barn Farm Park Swanage BH19 1QQ

Brand New CAVENDISH Park Home --- 2 Double Bedrooms (1 en-suite) --- Fully Fitted Kitchen --- Carpets & Furnished Throughout --- uPVC Double Glazing --- Gas Central Heating --- Garden & Parking Space

Cauldron Barn Farm Park Site is situated within a short easy walk to Beach Gardens with its green bowls, tennis and putting, less than half a mile from the main beach and about 1 mile from the town centre. Views south to Durlston, west to Purbeck Hills and north to Ballard.

The Park, about 14 acres in extent, also has holiday homes but the long term plans are to replace them with 100 brand new residential units.

A brand new Park Home measuring approximately 14.021m x 6.125m (46' x 20'). It offers a superb specification with a highly durable exterior finish under a tiled roof and having the benefit of uPVC double glazed windows and doors and full mains gas fired central heating with radiators. The home is offered fully carpeted and furnished with colour co-ordinated fabrics and décor and **only an inspection will reveal the quality and comfort of the home.** It has excellent insulation and is built to BS3632. The Park also has its own manager who task is to help with any problems that you may have..

ENTRANCE HALLWAY

Bench seat with storage space under. Cloaks cupboard. Cupboard housing Baxi boiler serving hot water and heating radiators. Honeywell thermostat control.

LOUNGE (N & S)

5.91m x 3.61m (19' 5" x 11' 10") Vaulted ceiling. Matching tables and cabinets, co-ordinating chairs and table. Living flame electric fire. Full length windows.

KITCHEN/DINING AREA (S & W)

6.80m x 3.0m (22' 4" x 9' 10")

Kitchen Area - Range of cupboards and drawers with granite effect worktops. Belling Classic dual fuel cooker with 7 ring gas hob, double electric oven and electric grill. Filtration hood. Composite sink and drainer, Hotpoint washer/dryer, New World dishwasher. Central island storage unit with built in fridge and freezer.

Dining Area - full length curtained windows and patio doors leading to external seating area and steps to **Parking Space** and path to storage **Shed**.

MASTER BEDROOM (N & E)

3.67m into doorway x 3.27m (12' 0" into doorway x 10' 9") Fitted double wardrobes with matching bedside tables and foot of bed TV stand. Walk through to:

EN-SUITE BATHROOM (E)

Stand alone bath, sink in vanity unit and low level wc. Linen cupboard. Extractor fan and half tiled walls. Full length opaque window with roman blind.

BEDROOM 2/STUDY (N)

3.06m x 2.83 (10' 0" x 9' 3") Fitted wardrobe. Settee housing pull out guest bed. full length windows.

SHOWER ROOM (N)

Fully tiled spacious shower cubicle with bi-fold doors and electric shower. Sink and vanity unit, low level wc and heated ladder towel rail. Half tiled walls. Illuminated wall mirror. Extractor fan. Laminate flooring. Full length opaque window with roller blind.

OUT SIDE

Parking Space and Garden Shed.

SERVICES

All mains services connected. Gas fired central heating.

TERMS

The Park is intended for retired and semi-retired persons and the Park owner will not normally accept persons under the age of 50 years as a resident. Pets are considered by the Park owner but normally only a cat or small dog. The commencing pitch fee is £170 per calendar month. There are no worries about security of tenure. The agreement is drawn up in accordance with the Mobile Homes Act 2013 and gives you full legal protection. There is no need to employ a solicitor or surveyor when you buy a brand new park home.

