



OLIVER MILES

Chartered Surveyors
Estate Agents

POPULAR CARAVAN PARK

Swanage

£19,950



**"Cosalt Baysdale 360/2 Super" Caravan in Cottage Style Close to Main Facilities
Sleeping up to 6 Persons**

UOD0149

7 Institute Road, Swanage, Dorset, BH19 1BT
Tel: 01929 426655 Web: www.olivermiles.co.uk

£19,950

- ❖ Short Walk to Main Facilities
- ❖ 2 Bedrooms (1 En-Suite)
- ❖ Parking

- ❖ Spacious Open Plan Living
- ❖ Fully Furnished and Equipped
- ❖ Easily Maintained Garden

LOCATION & DESCRIPTION

This 6 berth static caravan is situated on a popular Caravan Park about 1 mile from Swanage Town centre and beach yet close to the countryside and pathways to the Jurassic coast. The facilities on site include heated indoor swimming pool, gym clubhouse & restaurant (free wi-fi) with fine views to the Bay.

This holiday caravan is situated in a quiet position not far from the main facilities and has its own secluded and attractive patio area with sea glimpses. The caravan, new in 2004, is fully double glazed, has gas fired central heating, a galvanized chassis with under floor insulation and is offered fully furnished and equipped.

ACCOMMODATION

(approximate measurements)

Steps and door to:

ENTRANCE HALL

Cupboard with Morco calor gas supplied boiler serving radiators and hot water. Recess for storage.

OPEN PLAN KITCHEN / DINING AREA / LOUNGE (N,E & W) 5.5m x 3.6m (18' x 11' 9")

Kitchen

Fully fitted kitchen comprising range of storage cupboards, drawers and worktops. Inset stainless sink and drainer with mixer tap. 4 burner gas hob, oven and grill with filtration hood over. Under counter fridge and microwave. Opening onto:

Dining Area

Table and 4 Chairs

Lounge

Wraparound seating with pull-out double bed under and additional storage space. Co-ordinating furnishings and fittings including gas fire within black marble-effect surround. TV unit, coffee table and fitted units and shelving.

BEDROOM 1 (S) 3.6m max x 2.47m (11' 9" ax x 8' 1")
Double bed with cupboards over, built-in wardrobe, co-ordinating chest of drawers, dressing table and bedside shelves. **EN-SUITE** WC and Wash hand basin

BEDROOM 2 (E) 2.85m x 1.7m (9' 4" x 5' 6")
Twin beds with ample storage under, over bed cupboards and wardrobe.

SHOWER ROOM

Large shower cubicle with mains operated shower, wash hand basin vanity unit and WC. Extractor fan.

OUTSIDE

Gated pathway under raised garden to **Patio** and fenced side **Garden** laid to grass, palm and shrubs. Partial sea glimpse. Outside water tap and storage box. **Parking** for 1+vehicles.

TENURE

The Caravan is held on a licence of 15 years from 2005. Pitch fees are £3,429.50 per annum (2015/16) and are payable half-yearly (March and September), these fees include water rates. Council rates are approximately £270.00 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 - conditions may apply.

NOTE

We are advised that the caravan can only be used for Holiday Home purposes and no post can be delivered.

VIEWING

By appointment only through Agents, OLIVER MILES (01929 426655) or sales@olivermiles.co.uk

