



**TINGDENE DOLBEN LODGE, 12.192m x 6.096m (40' x 20'); brand new Park Home in popular location. Excellent specification incl. gas central heating. Fully furnished and equipped to last detail. JUST MOVE IN.**

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# Cauldron Barn Road Swanage BH19 1QQ

Brand New Park Home --- 2 Bedroom (1 En-Suite shower room) --- Bright & Spacious Accommodation --- Superb Specification --- Fully Furnished & Equipped --- Private Garden/Storage Shed --- Car Space.

The **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. This home enjoys pleasant views to farmland and countryside.

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 12.2m x 6.10m (40' 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 HALL

Cloaks cupboard. Door to:

## LOUNGE/DINING AREA (N & W)

5.8m max x 4.65m (19' 0" x 15' 3") Fitted electric fire, TV wall mount and cabinet, up-and-down chandelier over dining area, contemporary colour scheme. French doors to raised **BALCONY**.

## KITCHEN (S)

2.6m x 2.47m (8' 6" x 8' 1") Range of fitted cupboards drawers and worktops. Stainless steel sink unit. 4 ring gas hob with extractor hood over. Built in eye level electric fan oven. Built in dishwasher, Door to patio with steps to rear garden.

## UTILITY ROOM (S)

2.85m x 1.63m (9' 4" x 5' 4") max. Washing machine/tumble dryer, wall mounted gas boiler serving heating radiators and hot water.

## STUDY (N)

1.5m x 1.9m (4' 11" x 6' 3")

## BEDROOM 1 (S)

4.05m x 2.80m (13' 3" x 9' 2") Wardrobe with complimentary overhead units, bedside table and dressing table.

## EN-SUITE SHOWER ROOM (S)

Shower cubicle with mains operated shower and fully tiled walls. Heated ladder towel rail, wash hand basin and wc. Mirror, vanity unit, shaver point and light.

## BEDROOM 2 (N)

2.93m x 2.75m (9' 7" x 9' 0") Double room with fitted sliding door wardrobe, bedside furniture.

## BATHROOM (N)

Fully tiled. Paneled bath with mixer tap, hand wash basin and wc. Extractor fan.

All blinds, curtains and matching accessories are included in the sale.

## OUTSIDE

**Parking Space** and private **Garden**. North facing **BALCONY**.

## SERVICES

All main services connected.

## 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 £175 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.

