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Chartered Surveyors  
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**19, Cauldron Barn Farm**

**Swanage BH19 1QQ**

**£259,000**



**Plot 19 Cauldron Barn Farm, Swanage, Dorset BH19 1QQ**

**UOD0076**

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# 19, Cauldron Barn Farm, Swanage BH19 1QQ

**NEW PARK HOME: Two Bedrooms (1 E/S) - Built to a Superb Specification - Verandah with Views - Parking Space & private garden, Just move in to this fully furnished and equipped home.**

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.

This Park Home measures approximately 14m x 12m (46' x 20'). It offers a superb specification with a highly durable exterior finish under a tiled roof. It features uPVC double glazed windows (some bay) 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 whose task is to help with any problems that you may have.

## ENTRANCE HALLWAY

Cloaks cupboard with sliding doors. French doors to lounge and archway to kitchen/dining room area.

## LOUNGE (S,E & N)

5.90m x 3.75m (19' 4" x 12' 4") French doors to raised Verandah. View to the south. Wall hung electric fire. Points for wall mounted TV.

## Kitchen Area (S)

4.55m x 2.85m (14' 11" x 9' 4") Fully fitted with ample range of cupboards, drawers and worktops. Central island unit/breakfast bar. Stainless steel sink unit. Inset 5 burner gas hob with filtration canopy over. Built in electric oven and combination microwave/grill. Integrated fridge/freezer, dishwasher, washing machine/tumble dryer. Cupboard housing gas boiler serving heating radiators and hot water.

## Dining Area (N)

3.62m x 2.96m (11' 11" x 9' 9")

## MASTER BEDROOM (S)

2.99 x 2.85m (9' 10" x 9' 4") Built in bedroom furniture comprising 2 wardrobes (1 with sliding doors) and side tables.

## EN-SUITE BATHROOM

Corner shower cubicle with wall mounted mains shower, wc and pedestal wash hand basin. Heated towel rail and extractor fan.

## BEDROOM 2 (N)

2.86m x 2.54 (9' 5" x 8' 4") 2 double wardrobes and bedside tables. Bay window.

## BATHROOM (N)

Panelled bath, vanity unit with hand wash basin, wc. Heated towel rail.

## OUT SIDE

South facing railed Verandah. Parking Space and lawned Garden surrounding Park Home.

## 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 £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.

