



OLIVER MILES

Chartered Surveyors
Estate Agents

**4 Cauldron Barn Park
Swanage BH19 1QQ**

Asking Price: £215,000



BRAND NEW PARK HOME. Excellent specification incl. gas c/h. Fully furnished & equipped to last detail & JUST MOVE IN.

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4 Cauldron Barn Park Swanage BH19 1QQ

Brand New Park Home --- 2 Bedrooms (1 en-suite) --- Fitted Kitchen --- Utility Area --- Fully Carpeted and Furnished --- 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.

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.

ENTRANCE HALL

Cloaks cupboard. Hatch to loft space.

LOUNGE (N & W)

5.35m x 3.08m (17' 7" x 10' 1") Fireplace. Arch to:

DINING AREA (W & S)

2.77m x 2.55m (9' 1" x 8' 4") Patio doors to good sized railed **BALCONY/SEATING AREA**.

KITCHEN (S)

2.87m x 2.76m (9' 5" x 9' 1") Spacious fully fitted kitchen, overlook Balcony, with built in electric fan oven, grill, 4 ring gas hob and extractor canopy. Stainless steel sink unit. New World dishwasher and built in fridge/freezer.

UTILITY AREA

2.75m x 1.67m (9' 0" x 5' 6") Stainless steel sink. Cupboard housing Baxi boiler serving hot water and heating radiators. Hotpoint washer/dryer. Ample storage cupboards. Glazed door to Balcony.

MASTER BEDROOM (N)

3.59m max x 2.9m (11' 9" max x 9' 6") Fitted wardrobes and over bed cupboards, matching bedside tables and drawers.

EN-SUITE SHOWER ROOM

Fully tiled walk in shower cubicle with electric shower and bi-fold doors. Combined vanity unit housing sink and low level wc. Wall mirror and light. Extractor fan.

BEDROOM 2 (S)

2.93m x 2.87m (9' 7" x 9' 5") Fitted wardrobes and over bed cupboards, matching bedside tables and drawers.

BATHROOM (S)

Suite comprising panelled bath, wash basin and wc.

OUTSIDE

South facing **Balcony. Parking Space and Garden.**

SERVICES

All mains services connected. Gas fired 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.

