



OLIVER MILES

Chartered Surveyors
Estate Agents

Panorama Road

Swanage BH19 2QT

Asking Price: £21,995



"Willerby" Vacation 35' x 10' Caravan, New in 2014 with Unlimited Licence. Ideal Letting Opportunity or Personal Getaway

UOD0099

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

Panorama Road Swanage BH19 2QT

3 Bedrooms -- 8 Berth -- Lounge/Dining Room -- Shower/WC -- Fully furnished -- Electric Heating -- Parking

LOCATION AND DESCRIPTION

This static caravan is situated on Swanage Bay View Caravan Park about 1 mile from Swanage Town Centre and Beach with countryside walks to the Jurassic Coast in close proximity. It is located in a sheltered position just a short walk from the main park facilities which include heated indoor swimming pool, clubhouse, restaurant, bar and gym. Ideal for letting purposes, this one year old Caravan is equally suitable as a family "Getaway". The Van, 8 berth and in show-room condition is fully furnished with curtains and blinds included in the asking price and benefiting from electric heating, double glazing. It has direct sea views from the lounge.

ACCOMMODATION

Steps to Entrance Door to:
KITCHEN/DINING ROOM/LOUNGE (S, E & N) 5.6m max,
3.6m min x 3.0m

KITCHEN

Vinyl Flooring. Fully fitted and comprising range of storage cupboards, drawers and worktops. Inset stainless steel sink. Four burner gas oven and grill supplied by Calor Gas. Under counter Fridge/freezer and microwave.

DINING ROOM/LOUNGE

Carpeted with complementary furnishings and storage, seating with pull-out double bed under. TV and wall unit housing gas fire. Dining area table, bench seating with matching stools.

HALLWAY

Vinyl Flooring. Cupboard housing gas boiler supplying hot water. Extra storage space.

BEDROOM 1 (W) 3.0m x 2.2m

(Bedrooms all carpeted and with electric panel heaters) Double bed with storage space under. Complementary wardrobe, bedside shelving and chest of drawers.

BEDROOMS 2 & 3 (S) 2.2m x 1.5m

Both with Twin beds and storage cupboard.

SHOWER ROOM (S)

Vinyl flooring. Shower cubicle mains operated shower. Wash hand basin and WC. Panel heater/towel rail.

OUTSIDE

Parking for 1+Cars, Drying Area.

TENURE

We are advised that the pitch fees (£4421.77 for 2014/15 and payable half yearly in March and September). Council rates payable are approximately £280 per annum. The site is closed from 16th January until 1st March annually and may be used for 46 weeks of the year on a continuous basis as a holiday residence only. Lettings are permitted subject to Ts & Cs of the Site.

VIEWINGS

By appointment only through Oliver Miles, Estate Agents

01929 426655 or e-mail sales@olivermiles.co.uk

