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£49,000

Static Caravan  
Sited on a Holiday Park

Saundersfoot Bay  
Broadfield Hill  
SA69 9DG



A modern static caravan on an attractive plot, situated in the popular Saundersfoot Bay Leisure Park.

The property was built in 2022, and features a wrap-around deck, 2 bedrooms (master en-suite), a family shower room, and bright open plan living room / kitchen.

The caravan's pitch is on a quiet grassy area in the park, and is a short walk from the coast and Pembrokeshire Coast Path via a wooded path. The local bus route has a stop outside the park entrance, making trips to Saundersfoot and Tenby easy.



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **2022 ABI Ryedale**
- **Wrap Around Deck Included**
- **Well Maintained and Landscaped Site**

- **Well Presented and Looked After**
- **Open Plan Living Area**
- **Close to Beach and Bus Route**

#### Living / Dining Area

- Good sized room with fixed L-shaped seating, and a freestanding dining table with additional stools.
- Electric feature fireplace on a stylish wall panel with shelving and storage cupboard.
- Dedicated space and point for a flat-screen TV.
- Several double-glazed windows and sliding doors out to the decking.

#### Kitchen

- Well equipped fitted kitchen with wall and base units and soft-close hinges
- Integrated appliances including an oven and gas hob, extractor hood, microwave, and a fridge/freezer.

#### Bedrooms

- Main bedroom has a king-size bed with built in wardrobes and ensuite WC, along with dressing area and underbed storage.
- Twin bedroom has 2ft 6" single beds, underbed storage and built in single wardrobe.

#### Bathrooms

- Main bathroom includes a generous shower unit, toilet, and sink.
- En-suite has a toilet, sink, and storage cupboard housing the boiler.

#### Services

Mains electricity, water and drainage is connected to the caravan, with central heating and hob running from gas bottles.

There is parking nearby, with a large row of parking bays a very short walk away.

#### Pitch Fees and Park Opening Times

- The annual site fee is approx. £5,500.
- The site is closed between 4th January and 1st

March. Owners can visit the site during this time to perform maintenance etc, although staying overnight is not permitted.

#### Site Agreement

- The caravan can be used for holiday and recreational use only i.e. it can't be a permanent address, and although friends and family can stay there, it cannot be commercially holiday let.
- The site agreement is for 13 years, so there are 10 years remaining until the caravan must be replaced (or removed from the pitch).

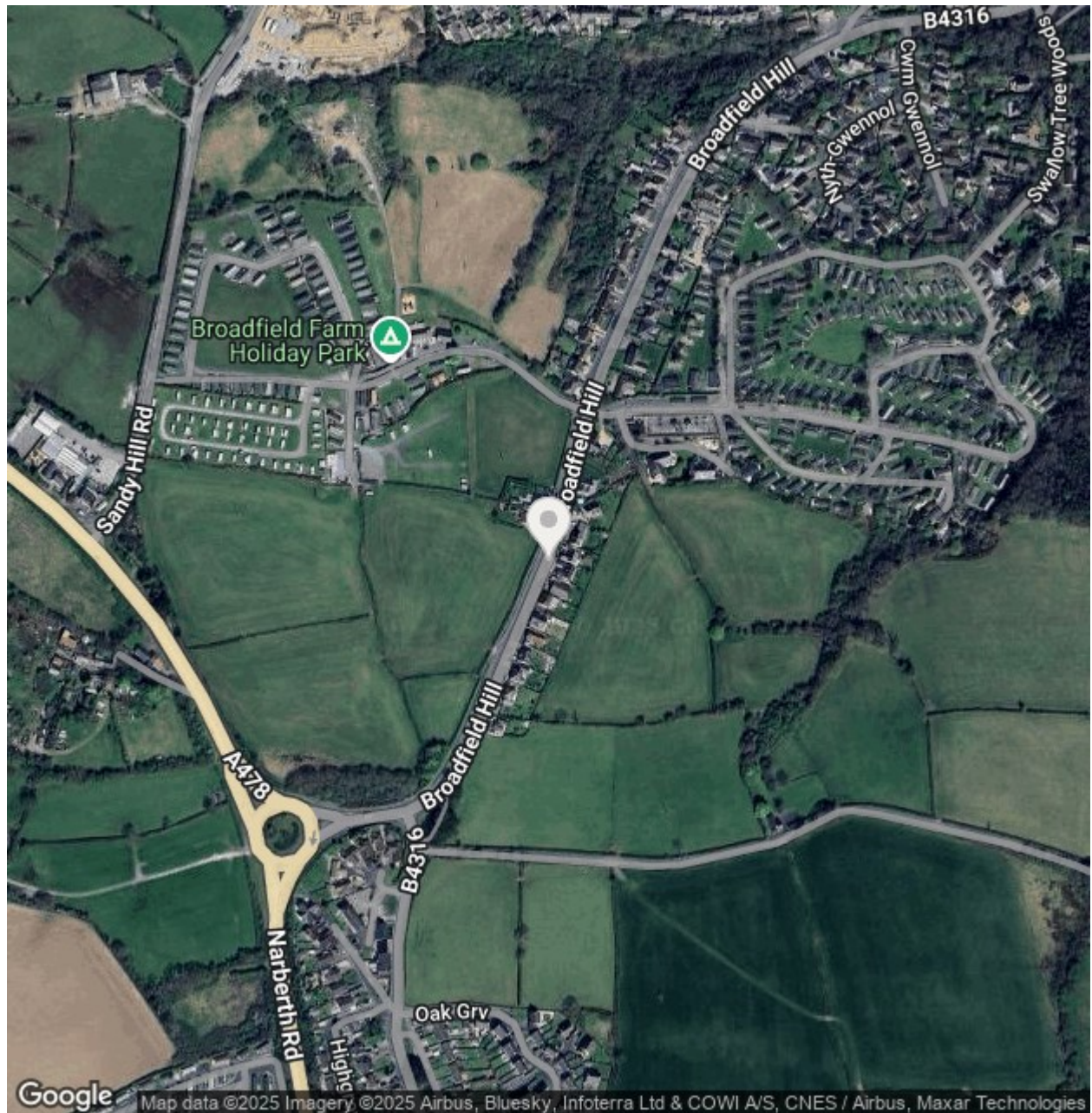
#### The Park

Saundersfoot Bay Leisure Park is a sought after and desirable park just outside of Saundersfoot, in between the village and Tenby. It is on a bus route, making trips to both seaside locations easy.

The park has an on-site laundrette, and a 10-strong team including a full landscaping and maintenance team that work 7 days a week to keep everything looking pristine, winning the park many awards over the years.

A walk through the park brings you to a wooded path that brings you to a secluded beach and the Pembrokeshire Coast Path.





The site is on Broadfield Hill (B4316), which is off the A478, between Saundersfoot and New Hedges.

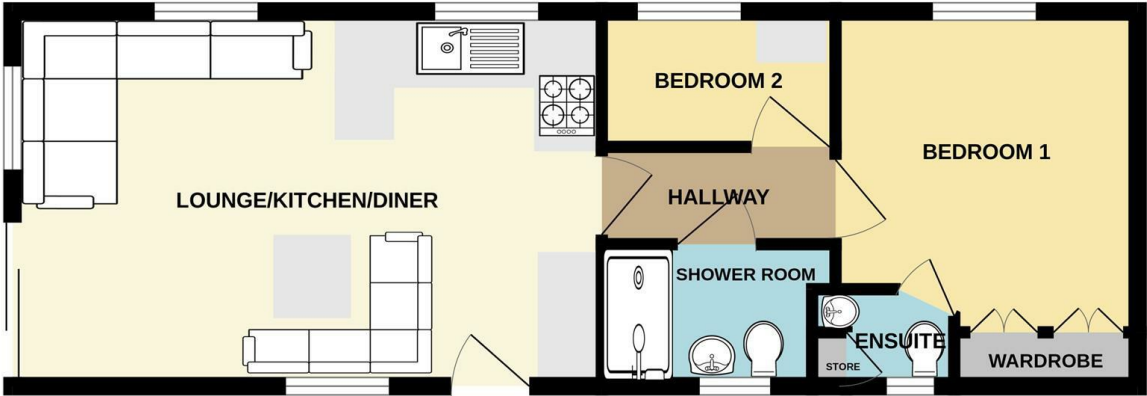








GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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