



**Connells**

White Nothe Bowleaze Coveway  
Weymouth



### Property Description

'7 White Nothe' is located on the luxury development of the 5 Star 'Waterside, Bowleaze Cove Holiday Park & Spa', which has recently been voted top 10 Best Holiday Park by 'The Times'. This lodge has been finished to the very highest standards throughout and is brimming with luxury fittings. Further benefits include use of a spa, gym, heated indoor and outdoor swimming pools plus a splash zone for toddlers and various bars for drinks and meals. Located within a short stroll Bowleaze Cove, and the stunning surrounding coastline. Weymouth and Dorchester are just a short drive, and South Western train line provides access to Bournemouth, Winchester, and London Waterloo.

### Entrance

Fitted cupboard housing combi boiler. Wall mounted radiator

### Open Plan Living

16' 3" max x 11' 8" (4.95m max x 3.56m)

### Living Room

Outstanding triple aspect room comprising of; lounge area with window. Inset feature electric fireplace. Dining area with side aspect double glazed window. Extra bed under sofa.

### Kitchen Area

Kitchen area comprising of luxury eye and base level units, with worksurfaces over and fitted appliances including; microwave, fridge freezer, 4 ring gas oven and grill, extractor plus a breakfast area. Inset stainless steel sink unit and mixer tap with drainer. Spot lighting. Side aspect double glazed window. Wall mounted radiator.



### **Bedroom One**

8' x 8' (2.44m x 2.44m)

Side aspect window. Walk in cupboard with consumer unit and storage

### **En Suite**

Side aspect window. Suite comprising WC and wash hand basin. Heated towel rail

### **Bedroom Two**

8' x 5' (2.44m x 1.52m)

Side aspect window. Fitted wardrobes and fitted shelves. Wall mounted radiator

### **Bedroom Three**

6' x 5' (1.83m x 1.52m)

Side aspect window. Fitted shelving and cupboard. Wall mounted radiator

### **Bathroom**

Front aspect window. Heated towel rail. Suite comprising WC, vanity unit with cupboard and walk in shower

### **Outside**

Veranda surround

### **Parking for Two Vehicles**

### **Service Charge**

The vendor informs us that the annual site fees are £9,300 which includes the water and annual insurance is £350.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

**[view this property online connells.co.uk/Property/WEY308225](http://connells.co.uk/Property/WEY308225)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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