



Connells

Hedge End Bowleaze Cove
Weymouth

Hedge End Bowleaze Coveway Weymouth DT3 6PP

for sale offers in excess of
£33,000



Property Description

37 Hedge End is a 2020 Willerby Manor and is 38 x 12. It is located on the luxury development of the 5 Star 'Waterside, Bowleaze Cove Holiday Park & Spa'. 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.

Kitchen Area

11' 9" x 7' 3" (3.58m x 2.21m)

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 and dishwasher and washing machine plus a breakfast area. Inset stainless steel sink unit and mixer tap with drainer. Spot lighting. Side aspect double glazed window. Wall mounted radiator.

Hall

Airing cupboard. Door leading into: -

Entrance

Low steps leading to double front door.
Double doors leading to.

Bedroom One

10' 1" x 7' 4" (3.07m x 2.24m)

Side aspect double glazed windows. Spot lighting. Fitted wardrobe. Wall mounted radiator. Door leading into

Open Plan Living

Living Room

11' 9" x 9' 7" (3.58m x 2.92m)

Outstanding triple aspect room comprising of; lounge area with double glazed french doors overlooking the private balcony, inset feature electric fireplace. Dining area with side aspect double glazed window.

En Suite

Side aspect double glazed window. Suite comprising panelled bath with shower attachment over, low level WC and wash hand basin with vanity unit. Wall mounted chrome heated towel rail. Extractor fan.



Bedroom Two

5' 9" x 8' 1" (1.75m x 2.46m)

Side aspect double glazed window. Spot lighting. Wall mounted radiator.

Bedroom Three

5' 9" x 8' 1" (1.75m x 2.46m)

Side aspect double glazed window. Spot lighting. Wall mounted radiator.

Shower Room

Side aspect double glazed window. Suite comprising shower unit low level WC and wash hand basin with vanity unit. Wall mounted chrome heated towel rail. Extractor fan.

Outside

Expansive raised veranda providing plenty of space for entertaining and enjoying the stunning environment.

Allocated Parking

Parking for two vehicles.

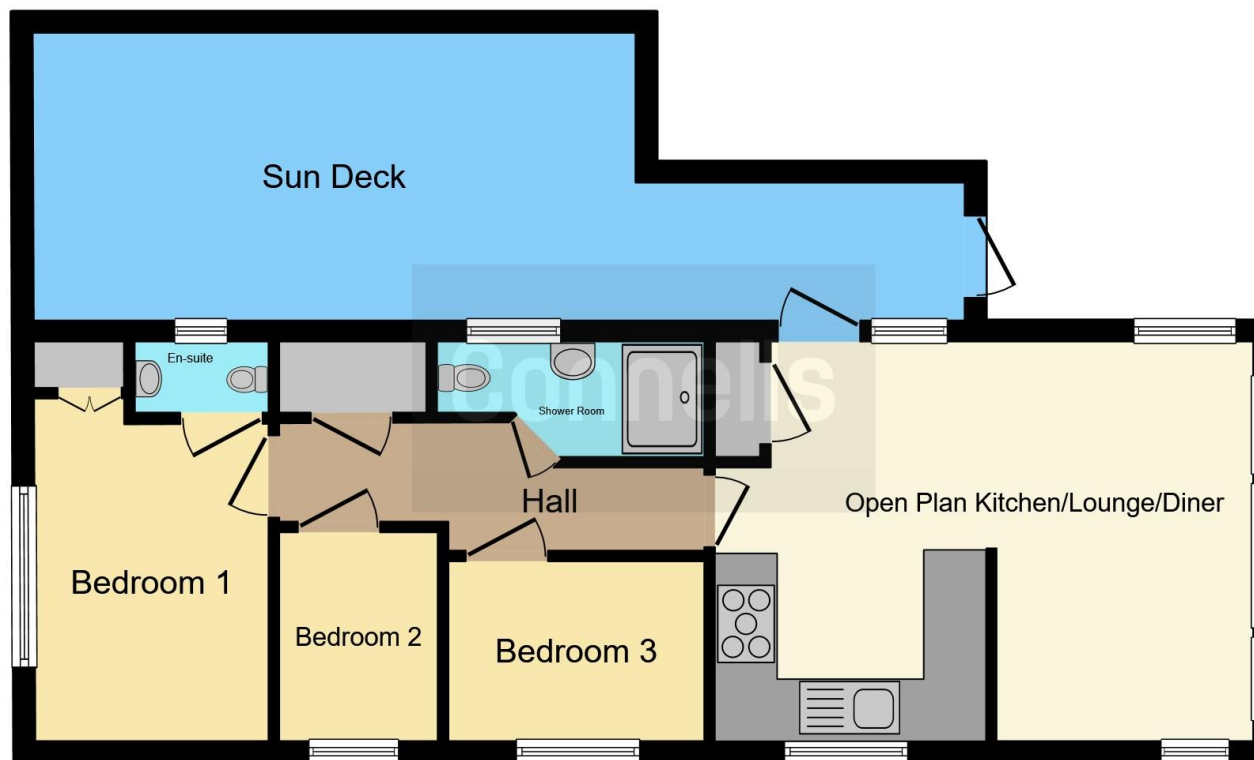
Site Charges

The vendor informs us that the annual site fees are £8710.81; annual rates are £760.44 and annual insurance is £250.97. The property is held on a 14 year lease from 14th March 2020.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating:
 Exempt

Tenure:

view this property online [connells.co.uk/Property/WEY309420](https://www.connells.co.uk/Property/WEY309420)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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