



Redcliffe Bowleaze Coveway Weymouth DT3 6PP

for sale
£60,000



Property Description

Redcliffe 19 is a Willerby Grassmere 2022 model (35.00 x 12.00) and 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

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.

Hall

Airing cupboard. Door leading into: -

Bedroom One

8' 6" x 6' 6" (2.59m x 1.98m)

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

En Suite

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

Entrance

Low steps leading to single front door. Single door leading to.

Open Plan Living

16' 6" x 11' 8" (5.03m x 3.56m)

Living Room

Outstanding triple aspect room comprising of lounge area with large window. Inset feature electric fireplace. Dining area with side aspect large double glazed window.



Bedroom Two

8' 2" x 4' 9" (2.49m x 1.45m)

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

Bedroom Three

8' 4" x 6' (2.54m x 1.83m)

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

Separate Wc

WC and wash hand basin

Outside

Expansive raised veranda providing plenty of space for entertaining and enjoying the stunning environment. There is a hot tub.

Allocated Parking

Parking for one car and grass area.

Site Charges

The vendor informs us that the annual site fees are £7074.39; annual rates are £690.12. The property is held on a 14 year lease from 4 August 2022. Vendor informs us that from 2026, the site fees will be £9,189.90 and the annual rates will be £899.64.









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

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84 St. Thomas Street
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EPC Rating:
 Exempt

Tenure:

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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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