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AMR/s

Ref: 4234/Map Ref: L4

44 CAULDRON BARN FARM PARK, SWANAGE, DORSET, BH19 1QQ



PRICE: £300,000 ON LICENCE

DETACHED 2017 RESIDENTIAL PARK HOME – 2 BEDROOMS (1 WITH EN-SUITE BATHROOM) – LOUNGE – KITCHEN & DINING ROOM

Study/Office – Shower room/W.C. – Utility room – Gas central heating – Double glazing – Gardens and terrace – Allocated parking space – Outside store – Hill Views – Balance of a 10 Year Warranty – NO FORWARD CHAIN!

SITUATION: Located on Cauldron Barn Farm Park, a private residential park home site situated to the North of Swanage around half a mile from the main town centre amenities and convenient for the beach, access to open country walks and Beach Gardens with its bowling green tennis courts and putting greens.

DESCRIPTION: A detached 45' x 20' Lisset 'Linden Cottage' Residential Park Home manufactured and first sited in 2017. We are advised the Park Home is held on a continual licence (subject to site conditions) under The Mobile Homes Act 2013 and is to be used as a primary residence only. Lawned gardens to the front and side of the property along with a North facing terrace and the property has good views to the Purbeck Hills. Site rules require the purchaser to be 50 or over and we are advised having one pet is permitted.

ACCOMMODATION:

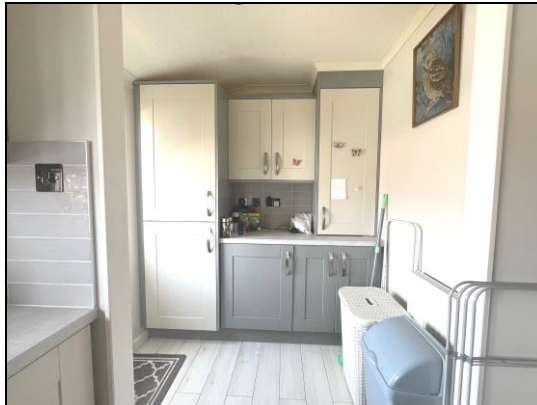
Steps up to:

ENTRANCE HALL:

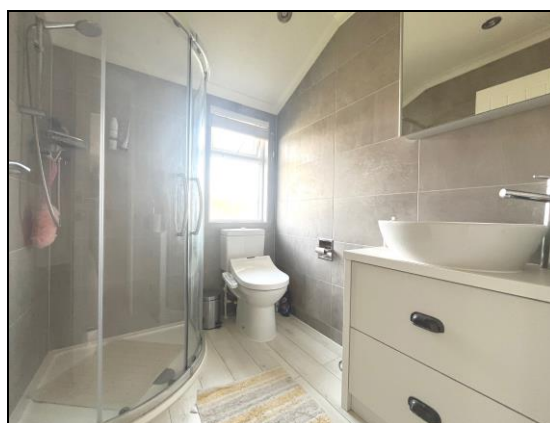
UPVC front door, radiator, cloaks cupboard, central heating thermostat, airing cupboard.



<u>LOUNGE (S, W & N):</u>	19'5" (5.92m) x 10'3" (3.13m). Views to the Purbeck Hills, double glazed doors to the west facing terrace, TV point, electric fire with surround and mantle, 2 radiators. Double doors to:
<u>DINING ROOM (S)</u>	9'7" (2.92m) x 8'2" (2.48m) Radiator
<u>KITCHEN (N):</u>	9'6" (2.88m) overall x 9'4" (2.84m). Views to the Purbeck Hills. The kitchen has single drainer stainless steel sink unit and work surfaces with cupboards and dishwasher under, further work surface with gas hob, drawers and cupboards under, electric oven and microwave/grill combo, extractor hood, wall cupboards, tiled splash backs. Opening to:
<u>UTILITY ROOM:</u>	6'9" (2.6m) x 5'8" (1.72m). Obscure double-glazed door to garden, radiator, cupboard housing Sime gas boiler, work surface with washing machine and cupboard under, tiled splash back, built in fridge/freezer.
<u>STUDY/OFFICE (N):</u>	6'9" (2.6m) x 5' (1.53m). Built in office furniture, views to the Purbeck hills, radiator, telephone point.
<u>SHOWERROOM/W.C.:</u>	Obscure double-glazed window, tiled shower with mains shower unit, vanity wash basin with mixer tap, low level W.C., fully tiled walls, towel radiator, extractor unit.
<u>BEDROOM 2 (S):</u>	9'1" (2.76m) x 7'10" (2.39m). Fitted wardrobes, dressing table and radiator.
<u>BEDROOM 1 (S):</u>	12'2" (3.70m) x 8'2" (2.48m). Bay window, radiator. Range of fitted wardrobes, door to: <u>EN-SUITE BATHROOM:</u> Tiled 'P' shaped bath, mains shower unit, vanity wash basin with mixer tap, low level W/C: tiled walls, obscure double-glazed window, towel radiator, extractor unit.
<u>OUTSIDE:</u>	Lawned front garden, with a lawned area to the rear of the property. Paved paths and patio, and terrace, allocated parking for one vehicle (no commercial vehicles or camper vans). <u>STORE:</u> Pre-cast concrete construction. Paved dustbin area & paths. Additional areas offer designated parking spaces for visitors.
<u>PITCH FEES/SERVICE CHARGE:</u>	We are advised the pitch fees and water/sewerage contribution currently amounts to £262 per calendar month.
<u>N.B.:</u>	We understand the site rules specify a purchaser is required to be 50 or over and buying for their own primary residence only. One pet is permitted at any time. There is also the balance of a <i>10-year Goldshield Park Home Warranty Scheme</i> which began on initial occupation which, we are advised, was July 2019.
<u>ADDITIONAL INFORMATION:</u>	Property type: Residential Park Home. Construction: Non -standard. Electric supply: Mains. Water supply: Mains. Heating: Mains Gas. Broadband: FTTP (https://checker.ofcom.org.uk/). Mobile signal/coverage: Please see: https://checker.ofcom.org.uk/
<u>SERVICES:</u>	All main services are connected. N.B. Any services or Appliances mentioned above have not been tested by Miles & Son.
<u>COUNCIL TAX:</u>	Band A: £1792.96 payable for 2025/26 (excluding discounts).
<u>VIEWING:</u>	By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times. Lunchtimes included.



Floor plan cont'd over.../



The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements where given are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. An appointment to view should be made and all negotiations conducted through Miles & Son.