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**THE PROPERTY MISDESCRIPTIONS ACT 1991** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.  
**8. Financial Evaluation** At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. By These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.  
**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.



Warren Bay | Watchet | TA23 0JR  
**Prices From: £100,000**  
**GENERAL REMARKS AND STIPULATION**  
**Tenure:**  
The property is offered for sale leasehold, by private treaty with vacant possession on completion.

**Services:**  
Mains water, mains electricity, mains drainage  
11 Month Occupation, Dogs Allowed, Swimming Pool, Shop, Direct Access To The Coastline.

**Features:** Gas Central Heating, Double Glazing,



MODEL SHOWN: £186,000



**DESCRIPTION:** A choice of brand new luxury lodges, fully equipped with double glazing and gas central heating ready for occupation on this sought after and family run site situated on the edge of Watchet. The lodges which have starting prices of £100,000 will impress all those who view. Subject to the model and size of the individual lodges, most will offer more than the average starter home with the added benefit of being able to occupy them for 11 months of the year (closed season January). The site fees are currently set at £2,759.90 for the 11 month term which does not include the charge for water and sewage (currently £239.80 per 11 months) or electric (meters read in November and June annually) bottled gas is available on site and charged for as it is consumed.

Warren Bay is a small caravan site located on the edge of Watchet, and has been run by the Pring family for more than 25 years, and it sits in an elevated position allowing most plots to enjoy far reaching sea views. The site is very well maintained with a swimming pool and shop open throughout the season. There is direct access to the beach and dogs are welcome on site as long as they are kept on a lead and exercised away from the park.

**DIRECTIONS:** From our office in Swain Street proceed turn right into Market Street and proceed up West Street on the way to Blue Anchor. After approximately three quarters of a mile Warren Bay will be found on your right hand side.

**LOCATION:** Situated on the edge of the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; junior school, a post office, hairdressers, convenience stores and a host of antique, gift and art shops as well as pubs, hotels, a museum and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Marina which, opened in 2001, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.



**A choice of brand new luxury lodges available for 11 month occupation situated on a family run site on the edge of Watchet and within a stones throw of the West Somerset Coastline.**

**Luxury Holiday homes - Prices from £100,000**