



## Warmwell Leisure Holiday Park, Warmwell

OFFERED WITH NO ONWARD CHAIN this well-presented, three bedroom park lodge is located within Warmwell Holiday Park, with a range of sports, activities and facilities offered at the site. Accommodation at this particular private lodge includes a large open-plan kitchen/living area, three bedrooms with an en-suite shower room to the main bedroom and bathroom. Externally, the home enjoys a lovely raised decked area, looking onto a small area of green.

Asking price £165,000



## Situation

Warmwell is situated close to the village of Broadmayne, a popular Dorset village offering a number of local amenities including a popular public house, village hall, first school, local store and post office, two churches and a garage. The area offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline is a short drive away. Close by is the county town of Dorchester, home to the Brewery Square development and the County Hospital. The town also boasts train links to London Waterloo and Bristol Temple Mead.

## Accommodation

### Entrance

Decked stairs lead to the entrance of the property, with a door taking you through to the property's hallway. There is storage to both sides, desk space and laminate flooring throughout and continuing into the kitchen area.

### Open-Plan Kitchen/Living Area 6.38m x 6.20m min (20'11" x 20'04" min)

The open-plan kitchen/living area is spacious in size and features plentiful natural light via multiple side aspect windows and two bi-folding doors, which lead directly onto the outside space. There is ample space for living and dining furniture and there is also a central fireplace with electric fire and tiled hearth. The kitchen area is fitted with a range of wall and base level units with worksurfaces over and integral appliances including a fridge-freezer, oven, four-ring electric hob, wine fridge and dishwasher.

### Bedrooms

There are three bedrooms at the property, the main bedroom is double in size, with the remaining two being two good-size singles. Bedroom one further benefits from an en-suite shower room with WC, heated towel rail and wash hand basin and the bedroom additionally offers a dressing area.

**Bedroom One 4.11m x 2.57m max (13'06" x 8'05" max)**

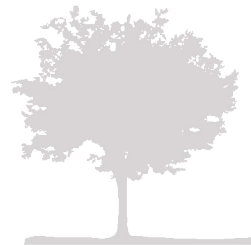
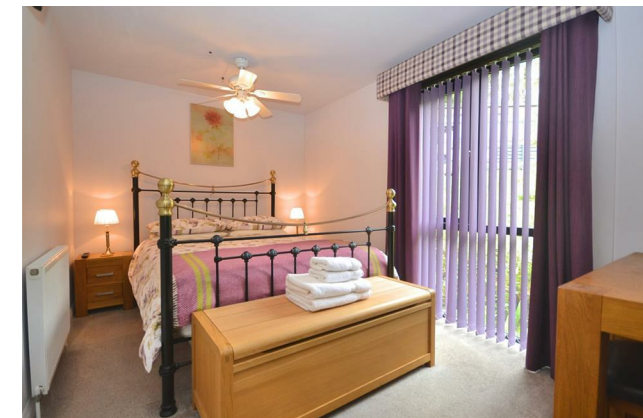
**En-Suite 2.41m x 1.19m (7'11" x 3'11")**

**Bedroom Two 3.12m x 3.05m max (10'03" x 10'00" max)**

**Bedroom Three 3.05m x 2.31m max (10'00" x 7'07" max)**

**Bathroom 2.34m x 2.18m (7'08" x 7'02")**

The modern bathroom is fitted with a suite consisting of a free-standing roll-top bath, shower cubicle, WC, heated towel rail and wash hand basin with storage below.



### Agents Notes

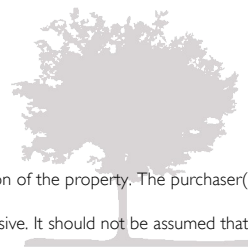
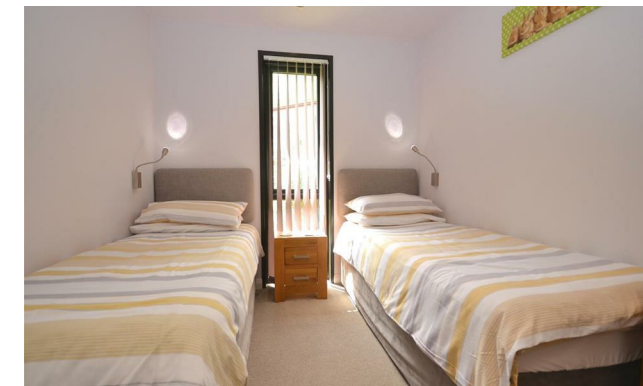
When selling, 10% of the sale price goes to Parkdean.  
Please note the price includes almost all contents in the property.  
Tenure end date - 31st December 2055.  
2024 Pitch Fee - £7,330.99.

### Services

Mains electricity, water and drainage are connected. LPG fired central heating.

### Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

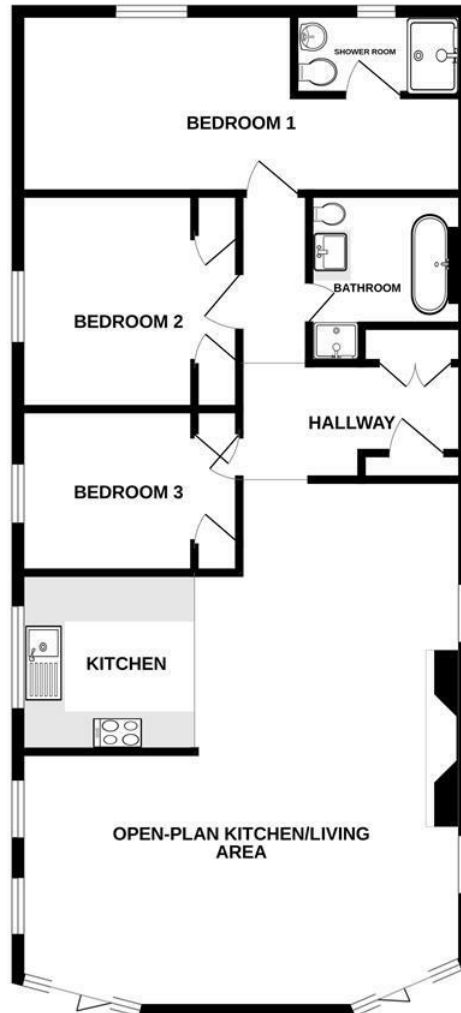


Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR  
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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