



**Panorama Road**  
Swanage, BH19 2QS

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**£55,000 Commonhold**





# Panorama Road

Swanage, BH19 2QS

- Well Presented Two bedroom Caravan
- Ideal Holiday Let
- Beautiful Sea and Hill Views
- Parking Space
- Close to Main Facilities
- Large Decked Area
- Ready For 2024 Season
- Site Fees Paid Until September 2024
- Fully Furnished
- Desirable Location







\*3D Virtual Tour Available\*

This is an IMMACUATELY PRESENTED 2020 Two bedroom 'Willerby Avonmore' CARAVAN. This caravan is situated in an ideal location that boasts BEAUTIFUL SEA AND COUNTRYSIDE VIEWS.



The accommodation comprises a double glazed door accessed via the VERANDA on the left side of the caravan, leading into the kitchen/living room/diner, where you are greeted with a bright open plan space. This convenient space benefits from double glazed windows located all



around to ensure you have optimal views overlooking the tranquil Swanage bay. The living area also features an electric fireplace. The kitchen comprises ample wall and base level units alongside integrated appliances such as fridge/freezer, microwave, oven, four ring hob and extractor fan.

The caravan comes fully furnished including an 'L' shaped sofa, dining room table, and TV stand and coffee table.

The property boasts 2 bedrooms. The main bedroom is made up of an double bed, dressing table area, double wardrobe and a highly convenient cloakroom including a W.C and wash hand basin. The second bedroom offers a twin room set up with a single fitted wardrobe for your convenience. The main shower room offers a double width shower cubicle, hand basin and a standard W.C.



Externally, the caravan benefits from a spacious veranda on the left side of the property perfect for any garden furniture you wish to look out over the bay. This particular caravan includes one parking space on a driveway.

The caravan is ideally located within short walking distance of the Swanage Bay View facilities. The site itself consists of a swimming pool, restaurant and entertainment for you to enjoy at your convenience.

## Kitchen, Living Room, Dining Room

17'3" x 11'10" (5.27 x 3.63)

## Bedroom One

7'10" max (3'10" min) x 10'1" max (8'0" min) (2.4 max (1.19 min) x 3.08 max (2.45 min))

## Bedroom Two

8'3" x 5'10" (2.52 x 1.78)

## WC

3'1" x 3'8" (0.96 x 1.14)

## Shower Room

6'9" x 3'6" (2.08 x 1.07)

## Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

The vendors advise us that the site fees have been paid up until 1st September 2024. The licence has approximately 17 years left to run and the site fees are approximately £7707.71 per annum payable half yearly in March and September and include the water rates. Council rates are approximately £250 per annum. The site is closed annually from 16 January and reopens on 1 March. The caravan may be used by the owners as a holiday residence only and owners must have a permanent residence for which proof will be required. Holiday lets are permitted as are pets subject to site T's&C's.

Property type: Caravan

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Bottled Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.gov.uk/](http://checker.ofcom.gov.uk/)

## Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

