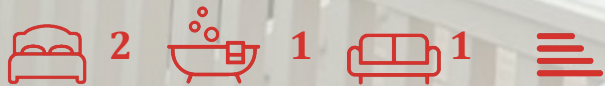




Panorama Road
Swanage, BH19 2QS



£45,000 Commonhold



Panorama Road

Swanage, BH19 2QS

- Well Presented Two Bedroom Caravan
- Great Views to Purbeck Hills
- Very Smart and Modern Accommodation
- Parking Space
- Close to Park Facilities
- Large L shaped Decked Area
- Desirable Location
- Ideal Holiday Let
- Open Plan Living
- Ready For 2024 Season





This BEAUTIFULLY PRESENTED TWO BEDROOM CARAVAN with LOVELY HILL VIEWS is presented for sale. A WELL MAINTAINED 29' x 12' Willerby "Granada" caravan located on a popular caravan park in Swanage in a convenient position close to the main park facilities which include swimming pool and bar, laundrette and gym.

Steps lead to raised composite decking on two sides of the caravan which has ample space for outdoor seating or sunbeds and from which to enjoy the open views to the



Purbeck Hills.

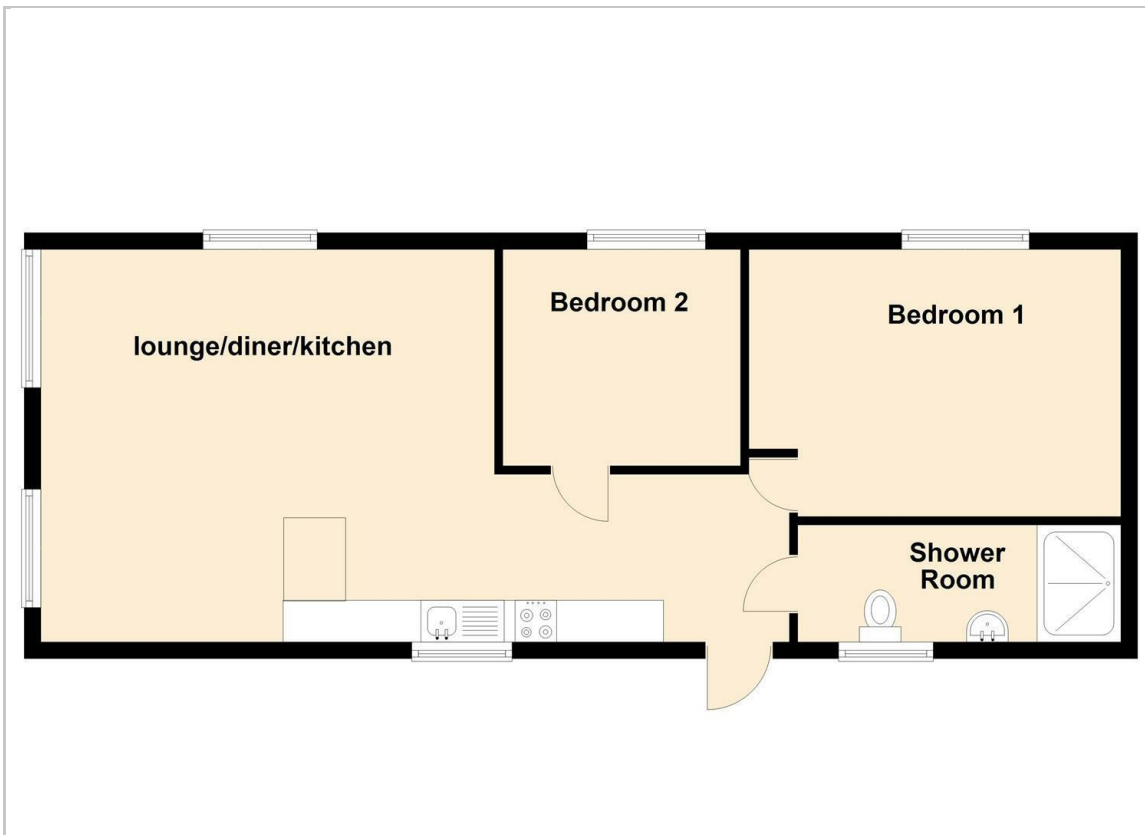
Through a double glazed door into the neat galley kitchen which has a good range of worktops and storage cupboards with inset stainless steel sink, integral four ring gas hob with oven and grill, filtration hood over, microwave and fridge with freezer compartment. The kitchen opens into the informal dining area and lounge, furnished with complementary seating with storage units including a feature inset pebble-effect electric fire. Double aspect windows allow plenty of light ingress and an 'L' shaped sofa converts to a bed therefore offering two further bed spaces.

Bedroom one comprises a double bed with overhead storage and cupboards, and a complementary built-in wardrobe and dressing table unit. Bedroom two, arranged with twin beds has storage cupboard/storage. The smart, modern family bathroom has a large shower cubicle with mains operated shower, washbasin and WC.

The caravan is centrally heated and double glazed windows and doors. It has one allocated parking space with further visitor parking available nearby on the park.

This 2016 caravan, ideal for family holidays or holiday letting, is available for purchase and is perfect for the upcoming holiday season.





Lounge/Diner/Kitchen
21'5" (min 6'9") x 12'2" (min 7'7") (6.54 (min 2.08) x 3.72 (min 2.33))

Bedroom One
8'6" x 7'10" (2.60 x 2.41)

Bedroom Two
6'8" x 6'7" (2.04 x 2.03)

Shower Room
7'9" x 4'3" (2.37 x 1.32)

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.

We are advised that this is a 2016 model caravan with a licence until 15 January 2037 (details on request). Pitch fees are approximately £7000 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

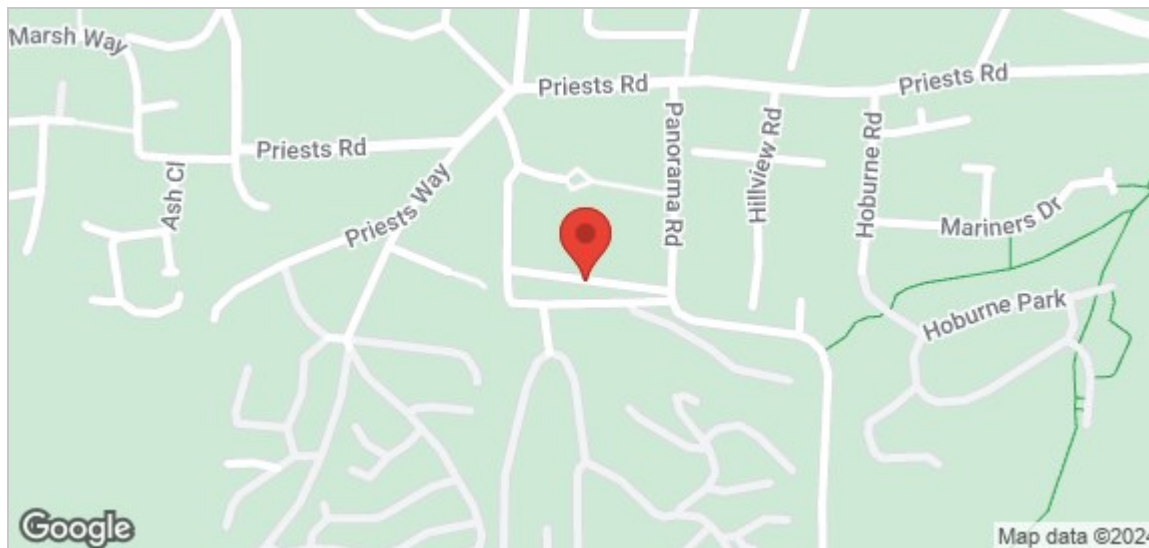
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: LPG Gas. (Gas bottles can be obtained via the site direct).

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	