



Panorama Road
Swanage, BH19 2QS



£26,500



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- Well Presented Willerby "Granada" Caravan
- 2016 Model, 29' x 12'
- Licence Valid until 15 January 2037
- Ideal Holiday Let or Starter Caravan
- Very Smart and Modern Accommodation
- Site Fee Paid Until March 31st.
- Large L shaped Decked Area
- Parking Space
- Geat Location - Views to Purbeck Hills
- Close to Park Facilities & Near to Countryside Walks to the Jurassic Coast





This well-maintained 2016 TWO BEDROOM CARAVAN with LOVELY HILL VIEWS is presented for sale. A 29' x 12' Willerby "Granada" caravan with a LICENCE VALID UNTIL 15 January 2037 located CLOSE TO THE MAIN PARK FACILITIES, including INDOOR SWIMMING POOL and BAR, on a popular caravan park in Swanage. The park is located about half a mile from the town centre, main beach and all attractions and close to the countryside walks leading to the JURASSIC COAST.

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



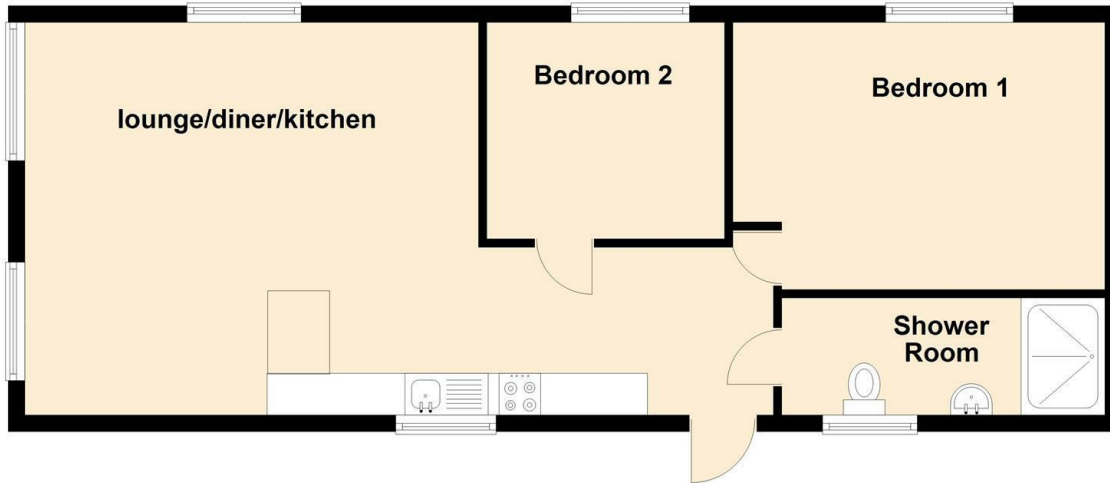
range of worktops and storage cupboards with inset stainless steel sink, integral four ring gas hob with oven and grill, filtration hood over, microwave and fridge with freezer compartment. The kitchen opens into the informal dining area and lounge, furnished with complementary seating with storage units 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 caravan is ideal as a 'starter' caravan for family holidays or as an investment with income through holiday lets.





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. The site fees for this van are paid for up until March 31st 2025. Council rates are approximately £250 per annum (paid until March 2025). 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 Bottled Gas.

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.

