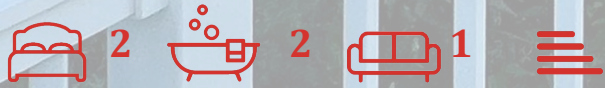


## Priests Way

Swanage, BH19 2RS



£68,950 Commonhold





## Priests Way

Swanage, BH19 2RS

- Two Bedroom Caravan
- Allocated Parking
- Large Decked Seating Area
- Sea Views
- Double Glazed Windows
- Short Stroll To The Beach And Town Centre
- Various Onsite Park Facilities
- Countryside Views
- Desirable Holiday Park
- Modern Fitted Kitchen







LICENCE UNTIL 31 OCTOBER 2040, this Swift 'Bordeaux' 38' x 12' Holiday Caravan is in an ELEVATED POSITION providing SEA VIEWS on a sedate and well-cared for caravan park and WITHIN SHORT WALKING DISTANCE from SWANAGE TOWN CENTRE with its safe sandy beach, Victorian Pier and scenic steam railway. The caravan is in a small CUL-DE-SAC, therefore has no passing vehicles. Surrounded by pathways leading to the Jurassic Coastline and

walkways to Langton & Worth Matravers or along the clifftops to Durlston Country Park.

This 6 berth caravan includes smart and cleverly designed accommodation, ample space in the living area with a pull-out double bed, roomy dining area and French doors onto a sea and westerly facing decked balcony.

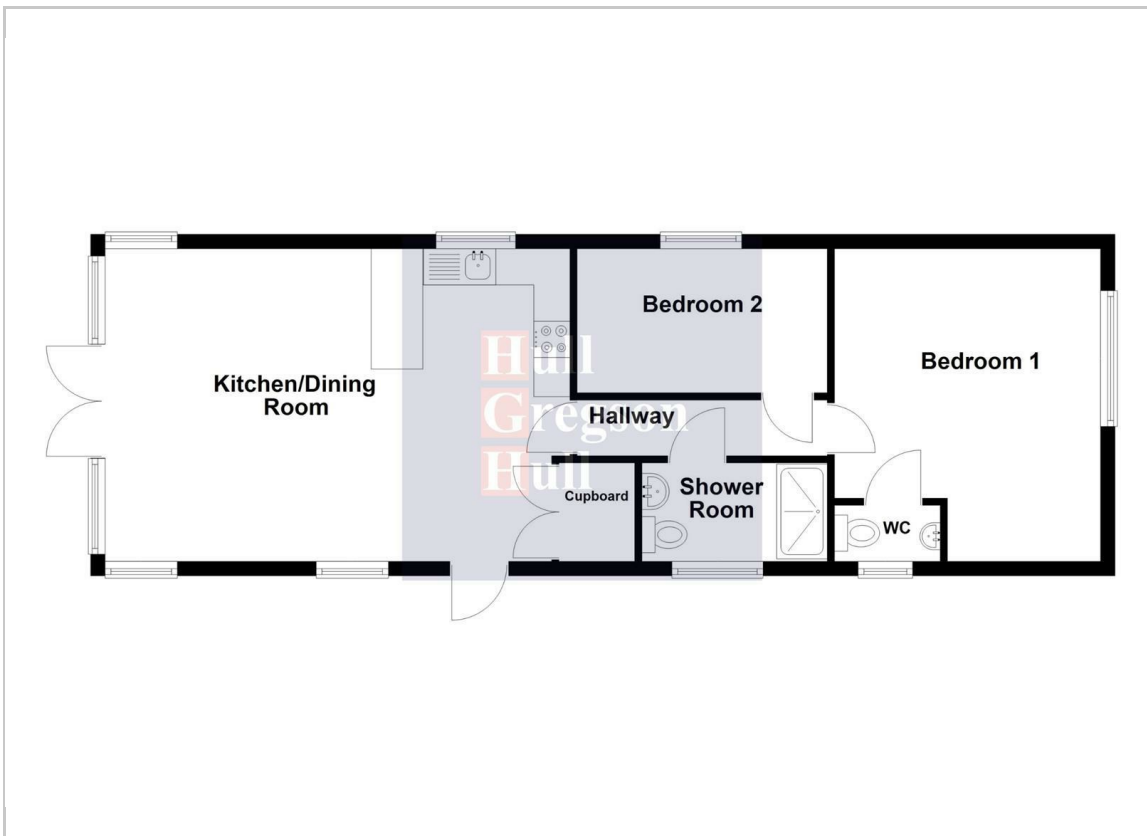
The well-appointed kitchen boasts wall and base level units throughout whilst including integrated appliances such as a microwave, oven with four ringed gas hob, extractor fan and built in fridge/freezer.

The caravan comprises a sizable twin and double bedroom with an integrated wardrobe in each. Inclusive of large windows allowing a light and airy feel. The caravan boasts a double width shower room, wash hand basin and low-level W.C.

Externally, this caravan offers a large decking area enabling you to enjoy the sea views towards Swanage Bay and along the Purbeck hills East to West. A parking space is allocated alongside the caravan.

The property is superbly presented throughout and is available fully furnished. Please contact the sole-agents, Hull Gregson Hull, to arrange a viewing.





### **Kitchen/Diner/Lounge**

20'4" x 11'7" (6.21 x 3.54)

### **Bedroom One**

10'11" x 11'11" (3.34 x 3.64)

### **Bedroom Two**

8'0" x 5'8" (2.45 x 1.74)

### **Shower Room**

6'2" x 3'1" (1.90 x 0.96)

### **W.C**

3'11" x 3'1" (1.21 x 0.94)

### **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 the caravan is held on licence until 31 October 2040.

Pitch fees for the current year amounted to £7051.10 (incl. VAT) payable in two halves 1 November and 1 March. Rates which include water, sewerage and rubbish are charged additionally and amounted to £671.06 (incl. VAT). Pets and holiday lettings are permitted.

Property type: Static Holiday Caravan

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Bottled LPG Gas

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

[checker.ofcom.org.uk/](http://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.

