



**122 WARMWELL**

Dorchester, DT2 8JE

**Price £220,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An opportunity to own this brand new luxury two double bedroom, two bathroom holiday lodge situated on the Warmwell Holiday Park set amongst rolling Dorset countryside. The lodge is beautifully presented throughout and occupies an enviable position on the site with lovely elevated views of the Dorset countryside.

## Situation

At Warmwell Holiday Park you can enjoy a wide array of activities and facilities including the 110m all-weather ski slope, a heated indoor pool with a flume and wave machine, woodland walks, a fishing lake, sports dome and a supermarket. The property offers not just a great opportunity to enjoy holidays in Dorset near the Jurassic Coast but also a fantastic investment opportunity with rental potential whilst not being used by the owner. The property will be sold as seen and includes TVs, sofas, tables, beds, and all other furniture.

## The local area

The seaside town of Weymouth with its sandy beach is approximately 8 miles distant and the stunning Jurassic coast which is now a UNESCO world heritage site is also a short drive away. There are many walks and cycling routes nearby amongst the beautiful Dorset countryside.

## Local Authority

Council Tax Band:  
Tenure: Leasehold  
EPC Rating:



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The lodge is situated in an elevated position with lovely views across the countryside which can be viewed from the wrap around terrace which is ideal for al fresco dining in the summer months.

On entering the property you are presented with the spacious open plan Sitting/Dining/Kitchen area which has two sets of patio doors leading to the terrace making the most of the countryside views. The kitchen is fitted to a very high standard with an extensive range of attractive wall and base cabinets giving ample storage. There are integrated appliances to include fan assisted oven, five ring gas hob, microwave oven, fridge/freezer, dishwasher and washer/drier.

The master bedroom is an excellent size and boasts a range of fitted bedroom furniture to include wardrobes. Natural light is given by a full length window. There is an en-suite shower room comprising a large walk in shower cubicle, wash hand basin with a useful cupboard under and close coupled WC. A full length cupboard houses the central heating boiler which is fuelled by propane gas.

The second bedroom is also a good double and also has a range of fitted wardrobes. A door lead to the Jack and Jill shower room which has a walk in shower cubicle, wash hand basin and close coupled WC. There is a heated towel rail and an obscure glazed window to the side.

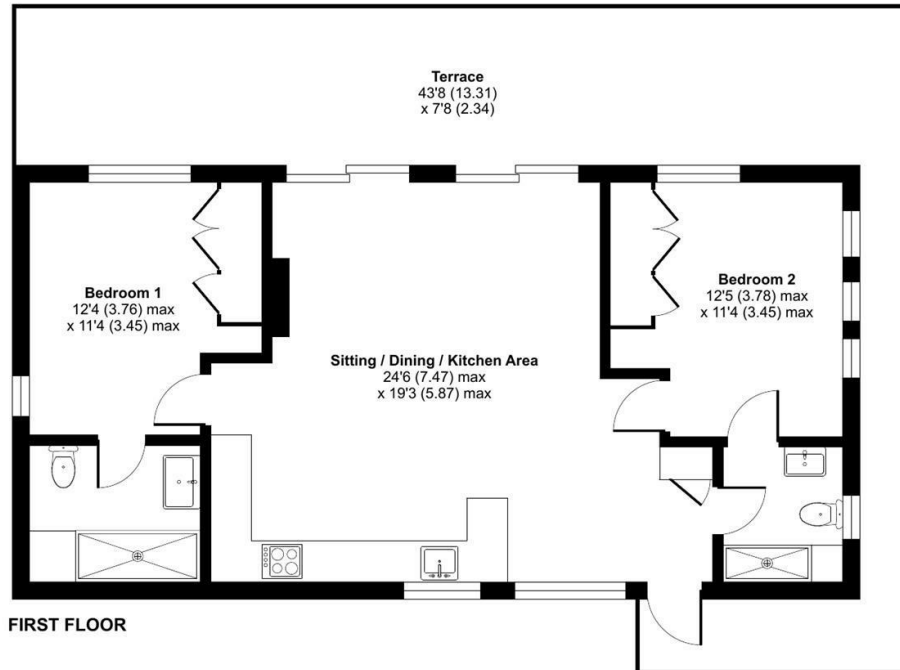
## **Outside**

As mentioned there is a lovely wrap around terrace and an allocated parking space with further visitors parking.

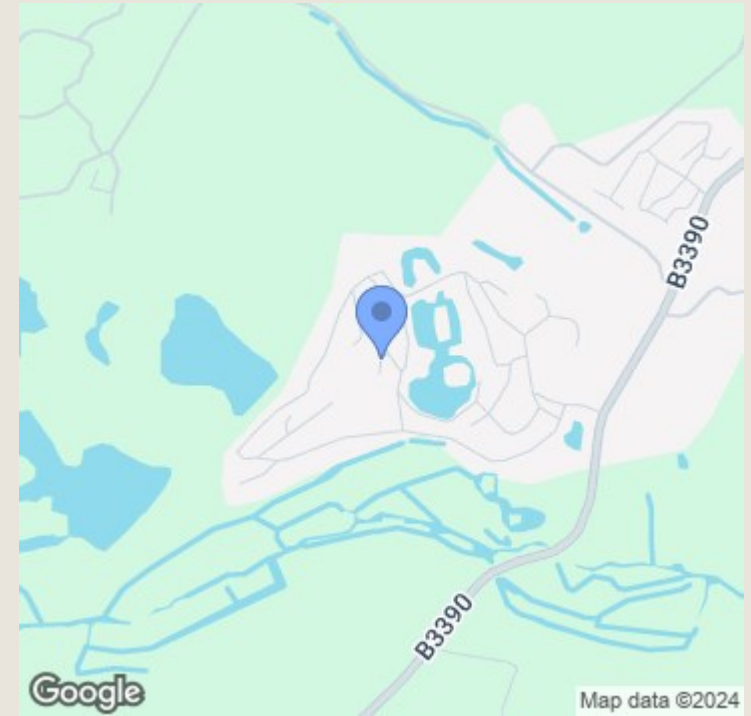
## Warmwell, Dorchester, DT2

Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 1005229



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

