

FOR SALE



St Leonards, Dorset

3 Bedrooms, 2 Bathroom, Park Home

Offers Invited £70,000



- Willerby New Hampshire 42ft x 16ft Lodge
- 3 Bedrooms
- En Suite To Master
- Open Plan Kitchen & Living Space
- Good Size Decking
- Quiet Pitch Location
- Parking For 2

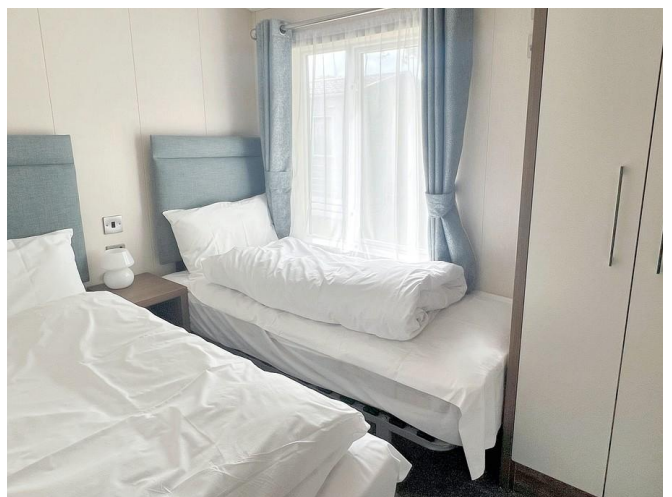
%epcGraph_c_1_331%

The stunning lodge is located at the end of a quiet cul de sac in a sought after location. As you approach the lodge you have 2 parking spaces and a good amount of green spaces around. You enter the lodge via a good size decked area. The open plan kitchen / living space is nice and bright with loads of natural light via velux windows. The fully fitted kitchen comprises of an electric double oven, gas hob with extractor, an integrated fridge/freezer, microwave and dishwasher. The living space is a good size with a dining room table and chairs. There is a sliding patio door leading to the decking. The master bedroom is a double with fitted wardrobes and also benefits from an en suite shower room. Bedroom 2 & 3 both have 2 single beds and wardrobe in each. The main bathroom has a bath with a shower over.

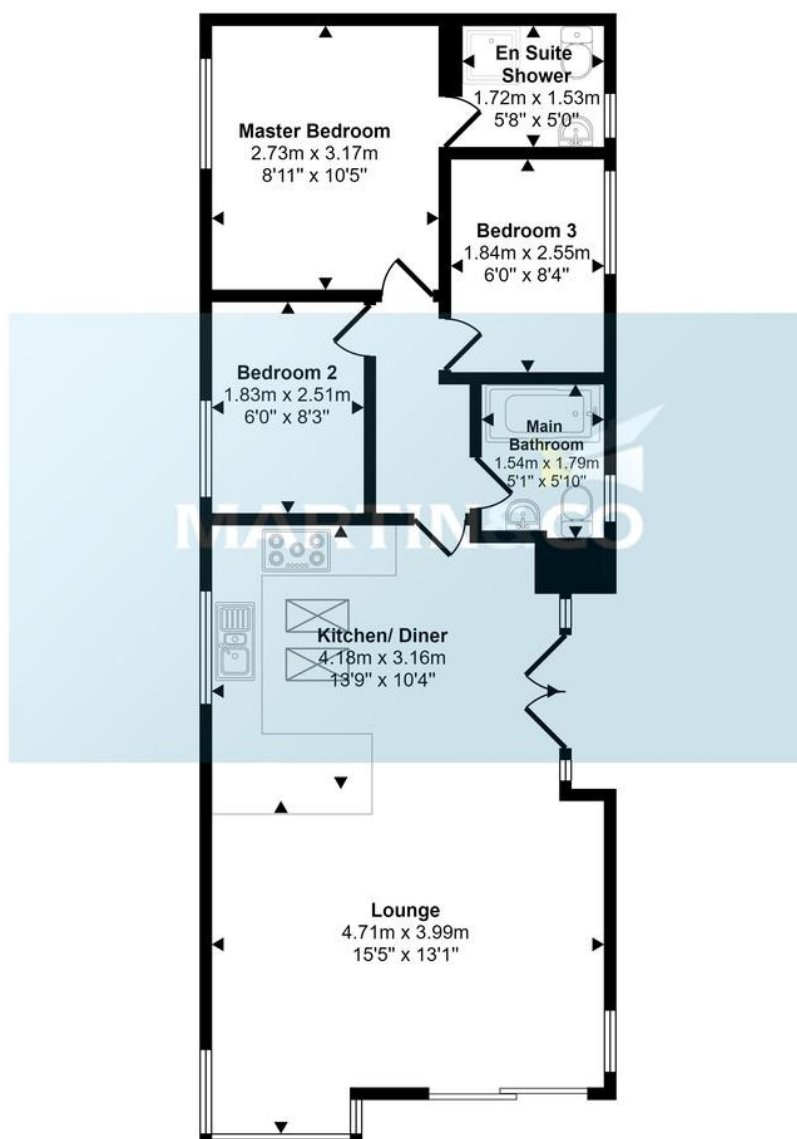
The licence has approximately 27 years remaining
 Site fees are £8765.51 per year for 2023/24
 Insurance is approx £250 PA
 Rates are approx. £1179.81 PA
 Gas & Electric is metered with a £5.10 per month standing charge for gas

The site shuts from 2nd Jan to 31st Jan every year

Full access to Oakdene leisure facilities



Approx Gross Internal Area
60 sq m / 643 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Ringwood

42 High Street • Ringwood • BH24 1AG
T: 01425 474005 • E: ringwood@martinco.com

01425 474005
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.