



**Connells**

Waterside Holiday Park Bowleaze Coveyay  
Weymouth



## Property Description

34 Lulworth is Swift Ardenes 2020 ( 35.00 x 12.00) located on the luxury development of the 5 Star 'Waterside, Bowleaze Cove Holiday Park & Spa'. This lodge has been finished to the very highest standards throughout and is brimming with luxury fittings. Further benefits include use of a spa, gym, heated indoor and outdoor swimming pools plus a splash zone for toddlers and various bars for drinks and meals. Located within a short stroll of Bowleaze Cove, and the stunning surrounding coastline. Weymouth and Dorchester are just a short drive, and South Western train line provides access to Bournemouth, Winchester, and London Waterloo.

## Entrance

Low steps leading to single front door. Single door leading to;

## Open Plan Living

20' 4" x 11' 10" ( 6.20m x 3.61m )

## Living Room

Three front aspect double glazed windows, which enjoys views over the stream. Two side aspect double glazed windows. Inset fire. Carpeted. Power points. Television point. Inset spot lighting. Radiator. Skirt boarding.

## Kitchen / Dining Area

Side aspect double glazed window. Fitted kitchen with a range of wall and base units with roll edge worksurfaces with inset stainless steel sink drainer. Washing machine. Four ring cooker with stainless steel cooker hood. Cupboard housing boiler. Inset spot lighting. Fridge freezer. This park home as a pull out sofa bed and sleeps 6 people

## Hallway

Carpeted. Spot lighting. Wall mounted radiator. Door leading into:-

## Bedroom One

11' 10" x 7' 1" ( 3.61m x 2.16m )

Rear aspect double glazed window. Wall mounted radiator. Power points. Carpeted. Spot lighting. Double fitted wardrobe.

## Wc

Side aspect double glazed window. Low level Wc and wash hand basin.

## Bedroom Two

7' 9" x 5' 8" ( 2.36m x 1.73m )

Side aspect double glazed window. Carpeted. Fitted single wardrobe. Wall mounted Radiator. power points.



### **Shower Room**

Suite comprising walk in shower, WC and wash hand basin. Heated towel rail. Side aspect double glazed window.

### **Outside**

### **Private Veranda**

Expansive raised veranda providing plenty of space for entertaining and enjoying the stunning environment.

### **Allocated Parking**

Has ample parking for multiple cars, located to the side of the property.

### **Notes**

The park home comes with all fixtures and fittings including the tvs and cutlery.

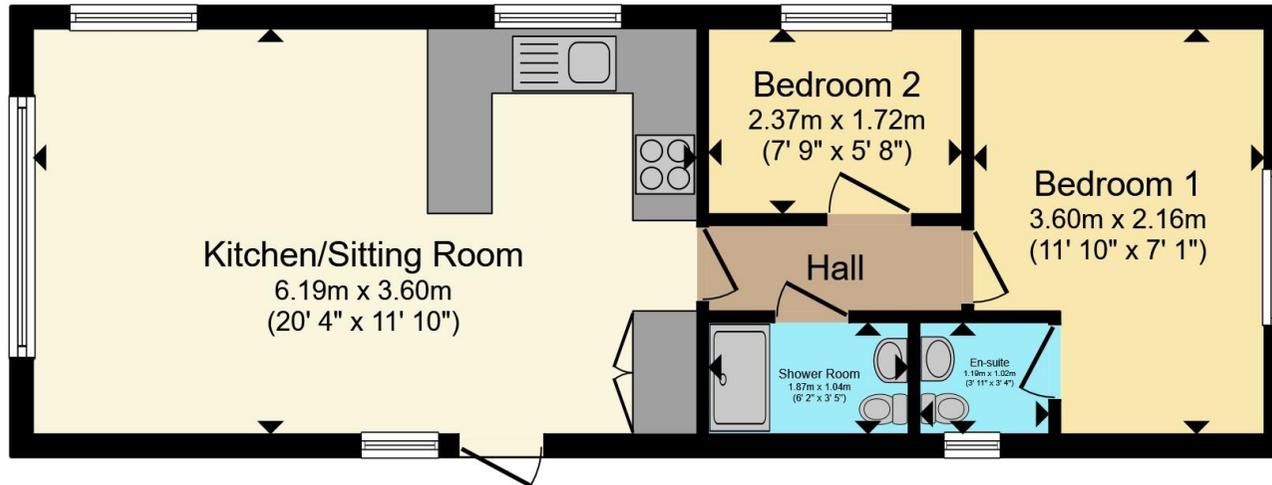
### **Site Fees**

The vendor has also informed us that the difference in cost is due to the ground rent and rates being paid for. Also the yearly rental incomes averages £14000.









Total floor area 43.2 m<sup>2</sup> (464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating:  
 Exempt

Tenure:

**view this property online [connells.co.uk/Property/WEY309611](http://connells.co.uk/Property/WEY309611)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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