



**Connells**

Kingfisher Warmwell Holiday Park  
Warmwell Dorchester



# Kingfisher Warmwell Holiday Park Warmwell Dorchester DT2 8JE

for sale guide price  
**£90,000**



## Property Description

129 Kingfisher is a Heritage Glade 2007 and is 36.00 by 20.00. It is located on the Warmwell Holiday Park! This beautifully presented detached lodge is perfectly positioned with delightful views overlooking the peaceful fishing lake.

On entering the lodge, you are welcomed into the open-plan living area, which in the summer months can be opened onto the spacious decking for alfresco dining and to enjoy a glass of wine gazing over the lake.

With plentiful unit space and storage on offer the lodge flows into two generously sized bedrooms and family bathroom and en-suit. As well as all of this you also have access to a surrounding garden plot and an allocated parking spot for easy access to unload your luggage.

If you should decide to ever leave the lodge, you will discover the many opportunities on offer within Warmwell Holiday Park. You'll find surprises around every corner including the 110m all-weather ski slope, woodland walks perfect for spotting roe deer or to take a plunge into the heated indoor pool with a flume and wave machine! This rare opportunity is definitely not to be missed – viewings are highly recommended to appreciate this wonderful holiday home.

Situated in arguably one of most sought after locations in Dorset this is a must to view, in addition you are only 9 miles from Weymouth's beach, it's amazing Esplanade, famous harbour and vibrant town. This home is the perfect base to explore Dorset's Jurassic coastline and picturesque towns and villages.

## Accommodation

### Entrance

### Hall

Doors leading to:-

### Kitchen/Dining Rm/Living Rm

Double glazed windows to the front and sides offering a triple aspect for light and airy accommodation, feature electric fireplace, wood flooring, wall lights, radiator and television point.

Kitchen offers 1 and a half bowl sink with wall and base units and a fitted gas hob and oven.



### **Bedroom One**

Double glazed window to side, radiator, and door to ensuite

### **En Suite**

Suite comprising WC, wash hand basin, and walk in shower cubicle. Shaving point. Extractor fan and double glazed window to rear.

### **Bedroom Two**

Double glazed window to side, radiator, built in wardrobe, and television point.

### **Bathroom**

Double glazed window to side, panel enclosed bath with shower over and glass screen, wc, wash hand basin, shaving point, partly tiled, heated towel rail, extractor fan, storage housing boiler

### **Outside**

Steps up to decked area which offers doors into the living room/kitchen.

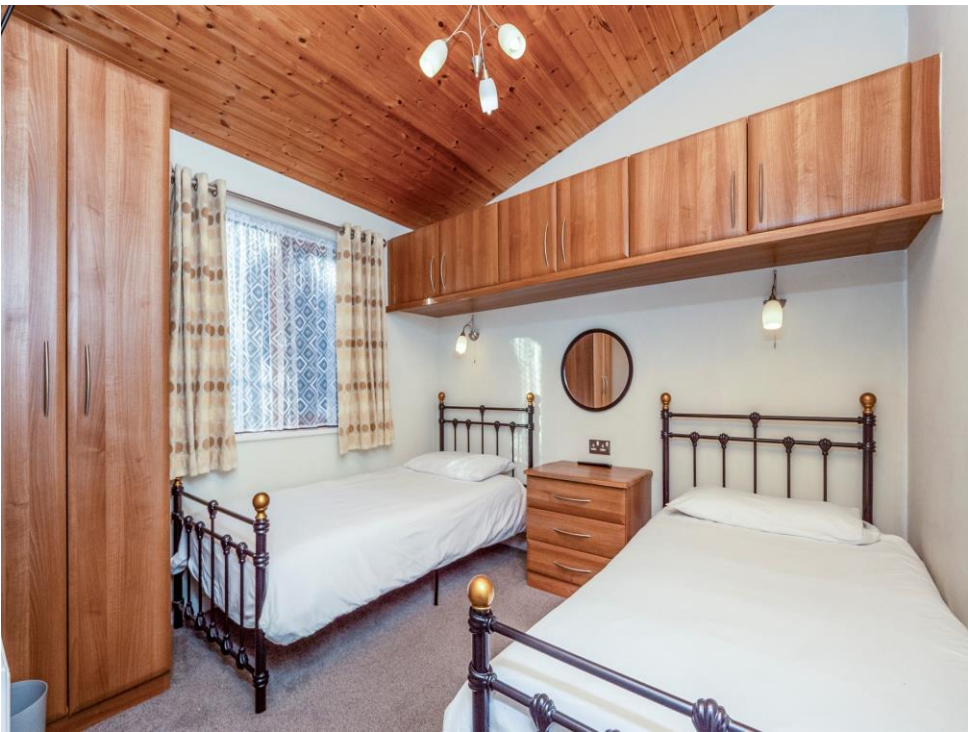
### **Allocated Parking**

### **Site Charges**

The vendor informs us that the site fees are £6,227.66 PA, which includes electric & gas use. The annual rates are £830.50, and the insurance is £455.72.



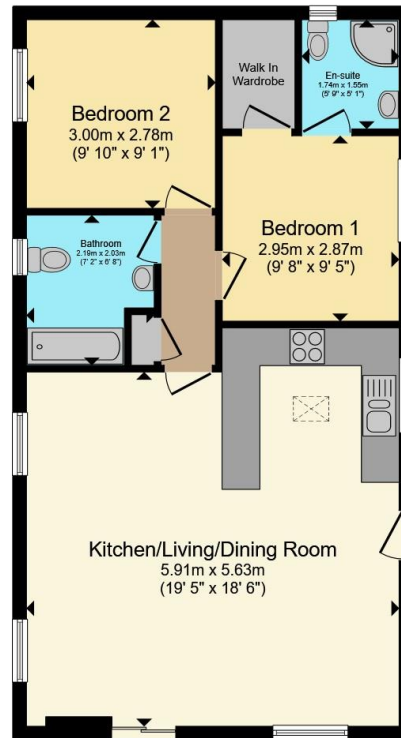












Total floor area 66.3 m<sup>2</sup> (714 sq.ft.) approx

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)

**Connells**

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

84 St. Thomas Street  
 WEYMOUTH DT4 8EN

EPC Rating:  
 Exempt

**view this property online [connells.co.uk/Property/WEY309575](http://connells.co.uk/Property/WEY309575)**

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.

Tenure:



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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