



Connells

Bowleaze Coveyay
Weymouth



Property Description

'41 Golden Cap' and is an Abi Wimbledon 2021 model and 39.00 x 12.00. It is 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 including gas central heating and dishwasher. It is further enhanced with a large south-facing private veranda with spectacular countryside views. Bowleaze Cove Owners' benefits include bookable use of Bowleaze Cove Spa, indoor and outdoor gyms, heated indoor and outdoor swimming pools plus a splash zone for toddlers, kids' playgrounds and various bars and restaurants for drinks and meals with an owner's discount. Located within a short stroll 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

Glazed door leading into: -

Open Plan Living

11' 1" x 20' 7" (3.38m x 6.27m)

Living Area

Outstanding triple aspect room comprising of; lounge area with front south facing French doors which open onto the veranda. Inset feature electric fireplace. Inset spot lighting. Television point. Wi-Fi access point, electrical USB points. Wall mounted radiator. Extra bed under sofa for additional sleeping. Carpeted.

Kitchen Area

Kitchen area comprising of luxury eye and base level units, with worksurfaces over and fitted appliances including microwave, fridge freezer. 4-burner gas hob with gas oven and grill under, extractor hood. Inset sink unit and mixer tap with drainer. Spot lighting. Side aspect double glazed window. Wall mounted radiator.

Bedroom One

11' 7" x 9' 2" (3.53m x 2.79m)

Side aspect double glazed window. Wall mounted radiator. Carpeted. Spot lighting. Television point. Fitted wardrobe plus drawer storage, dressing table and bedside cabinets. Electrical USB points. Wall lighting. Door leading into: -



En Suite

Side aspect double glazed window. Suite comprising low level WC and hand basin with storage. Radiator.

Bedroom Two

8' 2" x 5' 7" (2.49m x 1.70m)

Side aspect double glazed window. Wardrobe and drawer storage. Fitted shelf. Wall mounted radiator. Electrical USB points

Bathroom

Side aspect double glazed window. Suite comprising shower unit, low level WC, vanity unit with cupboard. Radiator towel rail.

Outside

Space for outdoor storage cupboard.

Private Veranda

Charming space enjoying elevated views of a south westerly aspect.

Allocated Parking

Site Charges

The vendor informs us that the site fees are £7995.00 PA, which includes electric & gas use, annual rates are £690.12. This property holds a 14 year lease from 28 August 2022.









Total floor area 41.8 m² (450 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



To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: Exempt
Council Tax Band: Deleted

Tenure:

view this property online connells.co.uk/Property/WEY309655

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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Property Ref: WEY309655 - 0006