



**Connells**

Lulworth Waterside Holiday Park & Spa, Bowleaze Cove way  
Weymouth



### Property Description

35 Lulworth is a Willoughby Malton 2021 (37.00 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.

### Open Plan Living

18' 9" x 11' 8" ( 5.71m x 3.56m )

### Living Room

Front aspect south facing window. Two side aspect double glazed windows. Carpeted. Power points. Inset spot lighting. Radiator. Skirt boarding. Internal sound system

### Kitchen / Dining Area

Wooden style flooring. 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. Indesit dishwasher. Hotpoint washing machine. Four ring cooker with stainless steel cooker hood. Cupboard housing Valiant boiler. Inset spot lighting. Indesit fridge freezer

### Bedroom One

9' 2" x 6' 6" ( 2.79m x 1.98m )

Side aspect double glazed window. Radiator. USB point. Radiator. Carpeted. Spot lighting

### Bedroom Two

8' 3" x 4' 9" ( 2.51m x 1.45m )

Side aspect double glazed window. Carpeted. Fitted single wardrobe. Radiator. Spot lighting. Skirt boarding. USB point. TV point

### Entrance

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

### Hallway

Wooden style flooring. Spot lighting



### **Bedroom Three**

8' 4" x 5' 7" ( 2.54m x 1.70m )

Two single aspect window. Television point. Spot lighting. Radiator. Skirt boarding. Carpeted.

### **Shower Room**

Suite comprising walk in shower, and wash hand basin. Spot lighting. Skirt boarding

### **Outside**

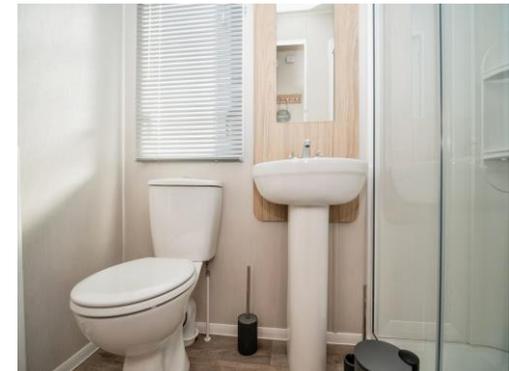
### **Private Veranda**

Expansive raised veranda providing plenty of space for entertaining and enjoying the stunning environment. There is an outside tap.

### **Allocated Parking**

### **Site Fees**

The vendor informs us that the site fees are £10,281.84 PA, which includes electric & gas use.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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84 St. Thomas Street  
WEYMOUTH DT4 8EN

EPC Rating:  
Exempt

Tenure:

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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.



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