



**Connells**

Woodlands Littlesea Holiday Park, Lynch Lane  
Weymouth



### Property Description

Connells bring to the market this immaculately presented two bedroom caravan, situated within the popular location of Woodlands, Littlesea Holiday Park in Weymouth.

This modern property comprises a large open plan, kitchen/lounge/dining area with feature door offering access onto a private balcony, suitable for sitting out in the sun and relaxing during the warmer months. The lounge area features a spacious seating area with television and wall mounted fire. The kitchen area offers a range of wall and base level units to include a gas oven with hob and extractor, built-in fridge, freezer, dishwasher, and microwave.

A hallway provides access to the two bedrooms. The main bedroom benefits from a double bed with built in wardrobes and ensuite bathroom which offers a shower unit, low level WC & wash hand basin. The bathroom features panelled bath with shower over, low-level WC and wash hand basin.

The balcony spans the front and side of the caravan, suitable for an outside seating area/ table and chairs.

Littlesea Holiday Park is a popular Haven site situated along the spectacular Chesil Beach, part of the Jurassic Coast. The Holiday Park offers many facilities including indoor and outdoor swimming pools, several restaurants and takeaways, mini market and an abundance of entertainment and activities for all.

### Entrance

### Hall

Skirt boarding. Wall mounted radiator. Inset spot lighting. Door leading into: -

### Open Plan Living

### Kitchen/ Living / Dining Room

17' 6" narrowing to 16' 3" x 12' 2" Max (5.33m narrowing to 4.95m x 3.71m)

Outstanding triple aspect room comprising of; lounge area with a double glazed door overlooking the private balcony with sea views, inset feature electric fireplace. Electrical points. Television point. Carpeted. Wall mounted radiator.

Kitchen/ Dining area comprising of eye and base level units, with worksurfaces over and fitted appliances including microwave, fridge freezer, ring gas oven and grill, stainless steel cooker hood and dishwasher. Inset resin sink and drainer unit and mixer tap. Spot lighting. Two Side aspect double glazed windows.

Wall mounted radiator.

## Bedroom One

11' narrowing to 7' 4" x 8' 4" Max (3.35m narrowing to 2.24m x 2.54m)

Impressive suite with fitted wardrobes, dressing area and above bed storage units. Carpeted. Electrical and television points. Side aspect double glazed window. Door leading into: -

## En Suite

7' 4" x 3' 4" (2.24m x 1.02m)

Modern fitted suite comprising double shower unit with rainfall shower over, low level WC. Vanity wash hand basin. Wall mounted heated towel rail. Inset spot lighting. Side aspect double glazed window. Skirt boarding. Coving. Tiling.

## Bedroom Two

7' 4" x 8' 2" (2.24m x 2.49m)

Impressive suite. Carpeted. Electrical and television points. Side aspect double glazed windows> Wall mounted radiator.

## Bathroom

7' 3" x 5' 2" (2.21m x 1.57m)

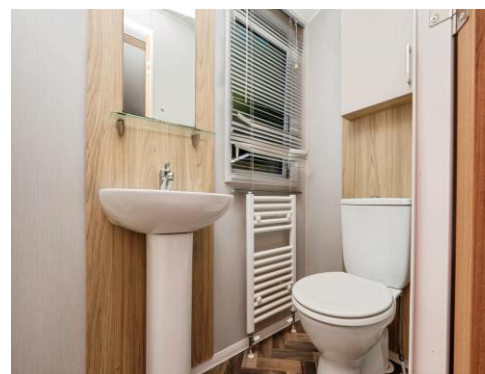
Impressive sized suite with panelled bath with shower over, low level WC and wash hand basin. Side aspect double glazed window. Extractor fan.

## Outside

## Private Veranda

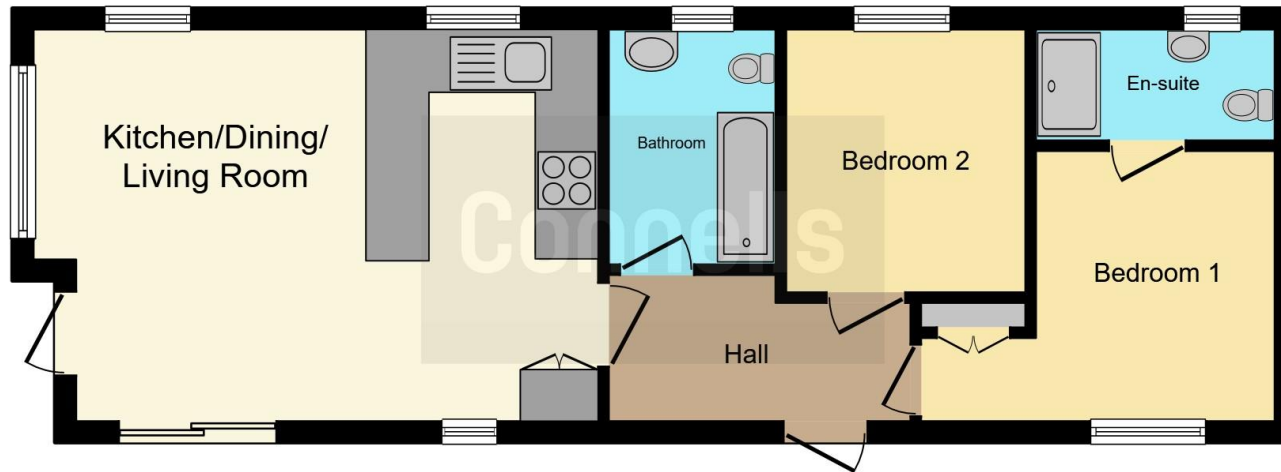
## Annual Charges

The vendor informs us that the site fees are £12,055 pa, annual rates are £351.00 pa, and the water and sewerage rates are £500 pa. The site licence is valid until 19/07/2035, then it is reviewed and they check the caravan etc. If in good repair have the option to extend. We have been informed that you are able to live in the property for 60 consecutive days at a time.









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

**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/WEY309475](http://connells.co.uk/Property/WEY309475)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WEY309475 - 0010