



**Connells**

Waterside Holiday Park & Spa Bowleaze Cove  
Weymouth



## Property Description

Introducing 'No 2. Cove Lodge', a 'Prestige Hampton Blue 2021' Model '50 x 22'. An exclusive collection of luxury lodges, surrounded by unrivalled landscaping and offering a spacious pitch. With everything you require to recharge and reconnect within walking distance. Here memories are made to last a lifetime. Your private retreat awaits you.

Nestled on the beach at Bowleaze Cove, and surrounded by Dorset's Jurassic coastline, you can be sure to enjoy your very own piece of paradise. From sunrise strolls along the beach, luxurious lunches by the water's edge, breath-taking coastal walks, an afternoon relaxing on our sun terrace or some time out at our luxurious spa, you'll be sure to find your perfect escape.

This development offers lodges with sumptuous open plan living as standard but creates new inviting spaces with dramatic split level roofs, corner fireplaces, king sized bedrooms, classic and opulent décor, full wrapped decking and vaulted ceiling throughout.

There is something for every family to live a life less ordinary away from home.



## Entrance

### Entrance Hall

As you enter, the shoes and coats practicalities are what you notice first; somewhere to sit to take off boots, plus seven coat hooks, in a recess. Hidden away in a cabinet in the hallway, is a washing machine; an excellent use of space and a great idea to accommodate it out of the kitchen.

### Open Plan Living

21' 10" x 210' (6.65m x 64.01m)

### Kitchen/Living/Dining Room

Outstanding triple aspect room comprising of; lounge area with double glazed doors overlooking the veranda walk with waterside views. Three side aspect double glazed windows. Kitchen area comprising of luxury eye and base level units, with worksurfaces and integral appliances including microwave, fridge freezer, 4 ring gas oven with cooker hood over and grill and dishwasher. Feature breakfast island. Coving. Skirt boarding. Wall mounted radiators. Inset spot lighting. The lounge and dining area is a bright and delightful living space with a clever mix of styling that incorporates classic design, in the form of a log-burner stove set into a black marble a fireplace, pale oak geometric pattern flooring and stunning lighting in two areas.

### Inner Hall

Inset spot lighting. Door leading into: -

### Bedroom One

13' 9" x 10' (4.19m x 3.05m)

Side aspect double glazed window which enjoys open countryside views. Front aspect sliding glazed doors providing access to the veranda. Wall mounted radiator. Power points. Television point. Wall lighting. Door leading into: -

### En Suite

7' 6" x 6' 6" (2.29m x 1.98m)

Stunning suite comprising of a fully enclosed luxurious shower unit with overhead rain/waterfall. wash hand basin with mixer taps, low level WC, radiator, rear aspect double glazed frosted window.

### Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

Two side aspect double glazed windows which enjoy open countryside views. Wall mounted radiator. Power points. Wall lighting. Double fitted wardrobes.

### Bedroom Three

10' 1" x 9' 2" (3.07m x 2.79m)

Rear aspect glazed windows which enjoy open countryside views. Wall mounted radiator. Power points. Wall lighting.

### Bathroom

10' 10" x 6' (3.30m x 1.83m)

Stunning fully tiled suite comprising of a fully enclosed luxurious bath with shower unit with overhead rain/waterfall. Wash hand basin with mixer taps low level WC, radiator, rear aspect double glazed frosted window, vanity mirror.

### Outside

### Veranda

Impressive decked private veranda, wrapping around the lodge enjoying a Southerly aspect with waterside views. Private Hot tub.

### Allocated Parking

### Service Charge & Lease

The vendor informs us; Annual rates £13,000  
Property holds a 20 Year Lease from July 2021.

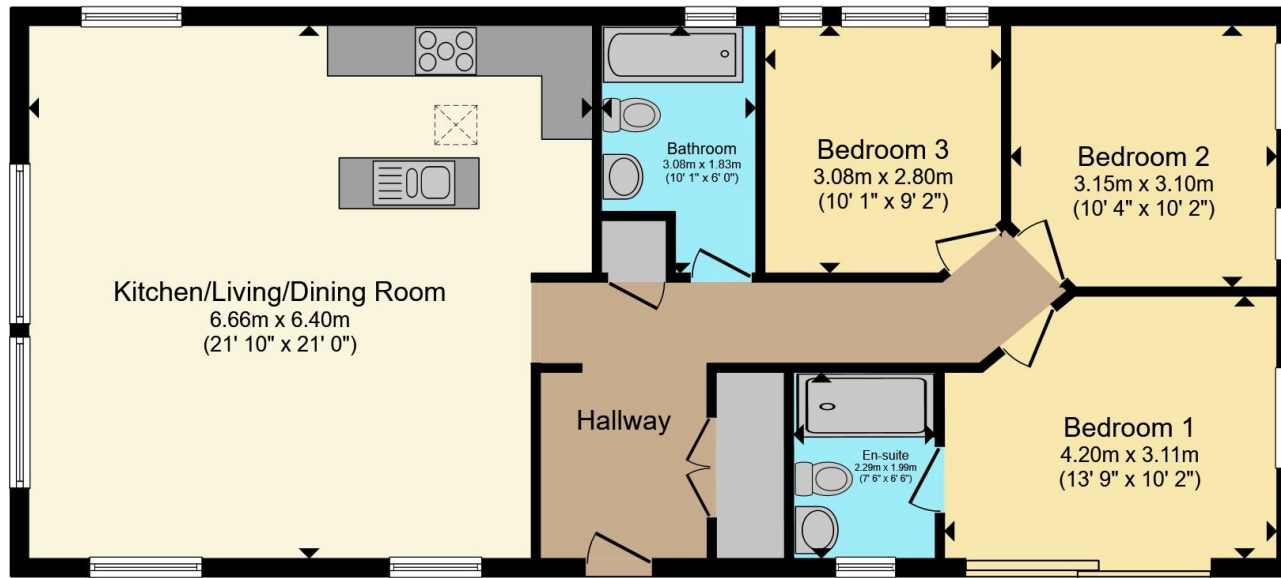
### Agents Notes

The park itself is open from March 15th to January 15th for holiday usage, no pressure to upgrade or remove the lodge off site as long as the holiday home is looked after & kept presentable.









Total floor area 93.0 m<sup>2</sup> (1,001 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

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84 St. Thomas Street  
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EPC Rating:  
 Exempt

Service Charge:  
 13000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WEY309750](http://connells.co.uk/Property/WEY309750)**

This is a Leasehold property with details as follows; Term of Lease 20 years from 20 Apr 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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