



Connells

The Cedars Waterside Holiday Park
Osmington Mills Weymouth

The Cedars Waterside Holiday Park Osmington Mills Weymouth DT3 6HB

for sale offers in excess of
£130,000



Property Description

'No. 6 The Cedars' is situated in a quiet area in Osmington Holiday Park and is only a short walk to the communal facilities. You are welcomed into this property through the hallway which leads into the open plan kitchen/lounge. This is a light and airy spacious room thanks to plenty of windows and a set of French doors. The room has plenty of space for a range of furniture and the kitchen, much like the entire property, is finished to a high contemporary standard and benefits built in appliances and a range of fitted units. The French doors open out to the large decking area perfect for a table & chairs to sit and enjoy the sunshine.

Bedroom one is a good sized double with plenty of room for furniture, built in wardrobes and an ensuite comprising of a cubicle shower, wash hand basin and WC. Bedroom Two is another good sized double with a window allowing light to flood throughout, built in wardrobes and space for furniture.

The bathroom has a modern feel comprising of a bathtub, wash hand basin, and WC.

This property has a lovely large outdoor decking area which wraps around the majority of the building and benefits from private Jacuzzi.

Entrance

Glazed door leading into: -

Entrance Hall

Carpeted. Wall mounted radiator. Storage cupboard. Hive thermostat. Skirt boarding. Coving. Brushed chrome power points. Loft access. Inset spot lighting. Door leading into: -

Open Plan Living

21' 11" x 21' 4" (6.68m x 6.50m)

Kitchen/Living/ Dining Room

Outstanding triple aspect room comprising of; lounge area with double glazed patio doors overlooking the veranda walk with outstanding countryside views, inset feature electric fireplace. Dining area with two feature side aspect double glazed windows. Two additional aspect double glazed windows. Kitchen area comprising of luxury high gloss eye and base level units, with wood block worksurfaces and appliances including microwave, fridge freezer, 5 ring range oven and grill, extractor fan, dishwasher and washer/dryer and wine cooler. Panel for the internal sound system. Cupboard housing gas central heating boiler, breakfast island, inset resin sink & drainer unit. Three wall mounted radiators. Radio sound system in the ceiling with remote control.

Bedroom One

14' 10" x 11' 5" (4.52m x 3.48m)

Rear aspect room with two double glazed windows. Carpeted. Skirt boarding. Coving. Inset spotlighting. Wall mounted radiator. Television point. Brushed chrome power points. Radio sound system in the ceiling with remote control. Door leading into: -

Walk In Wardrobe

5' 7" x 4' 2" (1.70m x 1.27m)

Carpeted. Skirt boarding. Coving. Hanging rails. Inset spotlighting. Wall mounted radiator. Door leading into: -

En Suite

5' 7" x 5' 7" (1.70m x 1.70m)

Impressive suite, comprising shower, low level wc and vanity wash hand basin. Tiling. Inset spot lighting. Skirt boarding. Coving. Rear aspect double glazed opaque window.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

Dual aspect double glazed windows. Carpeted. Wall mounted radiator. Brushed chrome power points. Skirt boarding. Coving. Inset spotlighting. Radio sound system in the ceiling with remote control.

Bathroom

7' 4" x 6' 6" (2.24m x 1.98m)

Impressive suite, comprising panelled bath with shower attachment over, low level wc and vanity wash hand basin. Tiling. Inset spot lighting. Skirt boarding. Coving. Front aspect double glazed opaque window. Chrome heated towel rail.

Outside

Locked storage shed to rear of lodge.

Allocated Parking

Annual Charges & Information

Freeholder - The Waterside Holiday Group

Site Fees for 2025 are £7,217.60 PA.

Rates (including General Rates and water) £1133.15 PA.

Building Insurance £363.82 PA

Unlimited License Term.

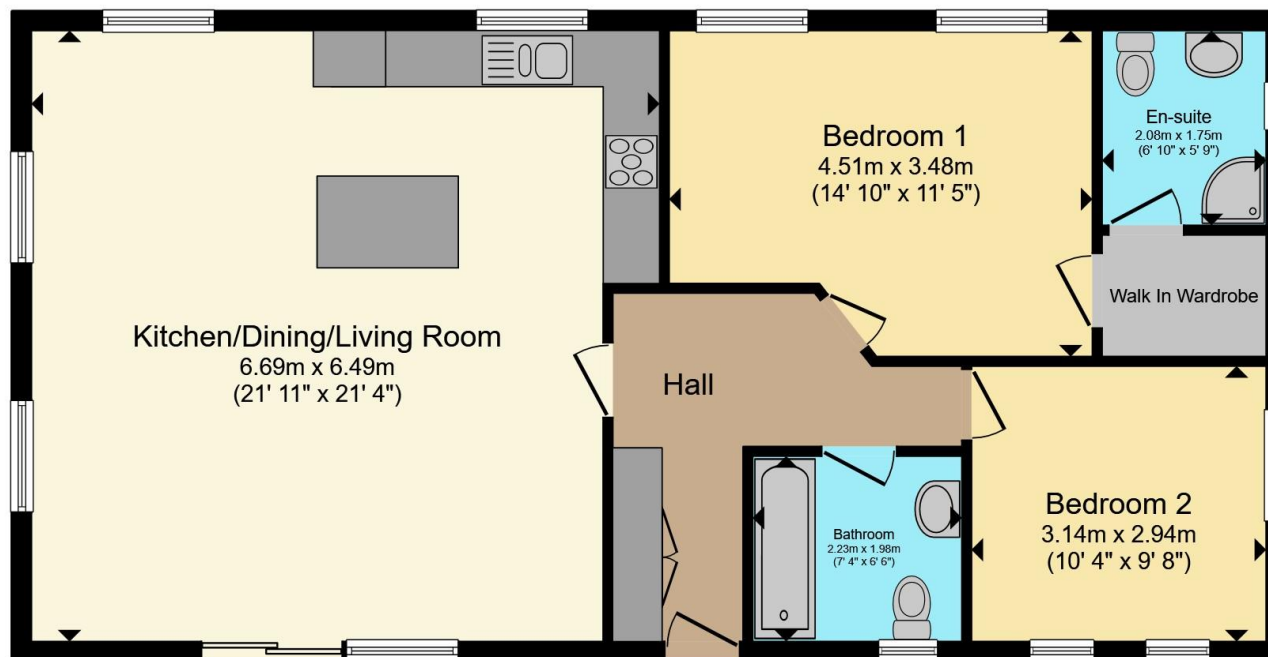
Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 85.7 m² (923 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

Connells

To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
WEYMOUTH DT4 8EN

EPC Rating:
Exempt

Service Charge:
7217.16

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WEY309847

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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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