Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Caravan Holiday Home Bovisand Lodge Estate

Bovisand, Plymouth, PL9 0AA

£50,995

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Julian Marks are proud to offer a choice of detached new caravans at Bovisand Lodge Estate. The estate is a family run business located on the coast near Plymouth, offering a wonderful outlook and access to the local beaches and country walks as well as the coastal footpath. The caravans are new and built to residential specification. The accommodation includes a modern open-plan kitchen with appliances, lounge and dining area, 2 bedrooms and a modern shower room. Each caravan has its own enclosed garden. There is ample owner parking in the nearby private car park. Within the park there is a swimming pool. The price of the caravan does not include the annual pitch fees. There is a strictly no dogs and no sub-letting policy. The occupation of the caravans can be from the 1st February to the 31st October.







BOVISAND LODGE ESTATE, PL9 0AA

ACCOMMODATION
Access to the caravan is through a gate with stepping stones leading to steps that lead up to an obscured double-glazed uPVC entrance door, which leads into the kitchen/dining area.

KITCHEN/DINING AREA 11'9" x 10'11" (3.59 x 3.35)
Within the kitchen area there is a series of contemporary-style matching eye-level and base units with rolled-edge work surfaces and matching up-stand. Inset single drainer sink unit with a mixer tap. Built-in 4-ring gas hob with a gas oven beneath. Built-in extractor fan. Space for a free-standing fridge-freezer. Cupboard housing the gas boiler. Double-glazed window to the front elevation. Within the dining area, there is a double-glazed window to the side elevation. Opening from the kitchen leads into the living area.

LIVING AREA 11'8" x 8'3" (3.58 x 2.54)
A lovely comfortable sitting space with double-glazed windows to the front and side elevations. Full-length window looking out onto the Holiday Park with views towards Bovisand Beach, Fort Bovisand and Plymouth Sound and the Breakwater with the Rame peninsula in the distance. Built-in sofa. Media wall with fitted TV. Electric fire.

BEDROOM ONE 10'0" x 6'11" (3.06 x 2.13)
Double-glazed window to the side elevation. Built-in over-head storage cupboards. Built-in bedside units. Built-in wardrobe with drawer space.

BEDROOM TWO 8'0" x 5'4" (2.44 x 1.63)
Double-glazed window to the side elevation. Space for 2 single beds. Over-head storage. Fitted wardrobe with drawer space beneath.

SHOWER ROOM 6'3" x 3'5" (1.92 x 1.05)
Modern white shower room with a walk-in shower cubicle with shower unit and spray attachment, pedestal wash basin with mixer tap and a low level toilet. Obscured double-glazed window to the front.

OUTSIDE
The caravan is set within its own garden enclosed by timber fencing and backing onto hillside. There is a lawned area to the front and a paved area with a picnic bench to the side. There is an open view from the garden across the valley towards Plymouth Sound.

AGENT'S NOTE
The Park is open for overnight stays from 1st February to 31st October each year. The pitch fees run from 1st February to the 31st January. The pitch fees are currently £3,406.64 including VAT. The caravans are subject to local authority rates. These are reviewed each year. The current rate is £687.14. For further details regarding any aspects of the Holiday Park, please call the local agent.

Area Map



Floor Plans



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