



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A | 75      | 99        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

**EPC N/A**

57 CAULDRON BARN FARM PARK, CAULDRON BARN ROAD, SWANAGE  
£310,000 Park Home Licence

This stylish modern property is situated at Cauldron Barn Farm, a collection of superior modern Park Homes exclusively for the over 50s. It stands in a quiet and secluded position adjacent to open country, within easy reach of the Blue Flag beach and approximately one and half miles from the town centre.

Immaculately presented in neutral tones throughout, the property has a quality, well equipped kitchen and the dining room leads to a South facing private terrace. It also has the advantage of a study/home office and off-road parking.

Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast. The market town of Wareham is some 9 miles distant, with main line rail link to London Waterloo (2.5 hours).

**Tenure:** Revolving Park Home licence. Ground rent and shared maintenance liability of £232pm including water. Lettings are not permitted. One pet is allowed.

**NB** the furniture is available to purchase by separate negotiation.

Viewings are strictly by appointment only through Sole Agents **Corbens, 01929**



The lobby welcomes you to this stylish modern property and leads through to the large living room with vaulted ceiling. This is an extremely light, dual aspect room with modern 'Living Flame' fire and double doors opening to the dining room, providing access to a private terrace effortlessly blending the inside and outside living areas with views of the Purbeck Hills. The kitchen, also with a vaulted ceiling, is fitted with a range of light units and worktops, integrated appliances including gas hob, electric oven, microwave and dishwasher and leads to the utility beyond. There is also a study/home office.

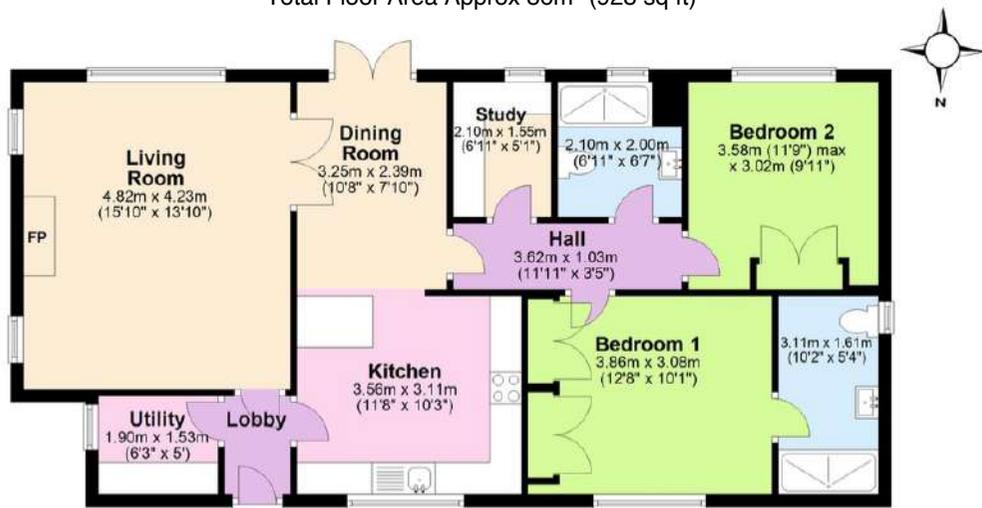
There are two double bedrooms; the master has the benefit of an en-suite shower room. Bedroom two is South facing and has a fitted wardrobes. The shower room is fitted with a modern suite including large shower cubicle and completes the accommodation.

Outside, the easily maintained garden surrounds the property. To the rear a private terrace is enclosed by balustrading. There is also a garden store and a private driveway with dedicated parking for one car. Visitors parking spaces are also available.

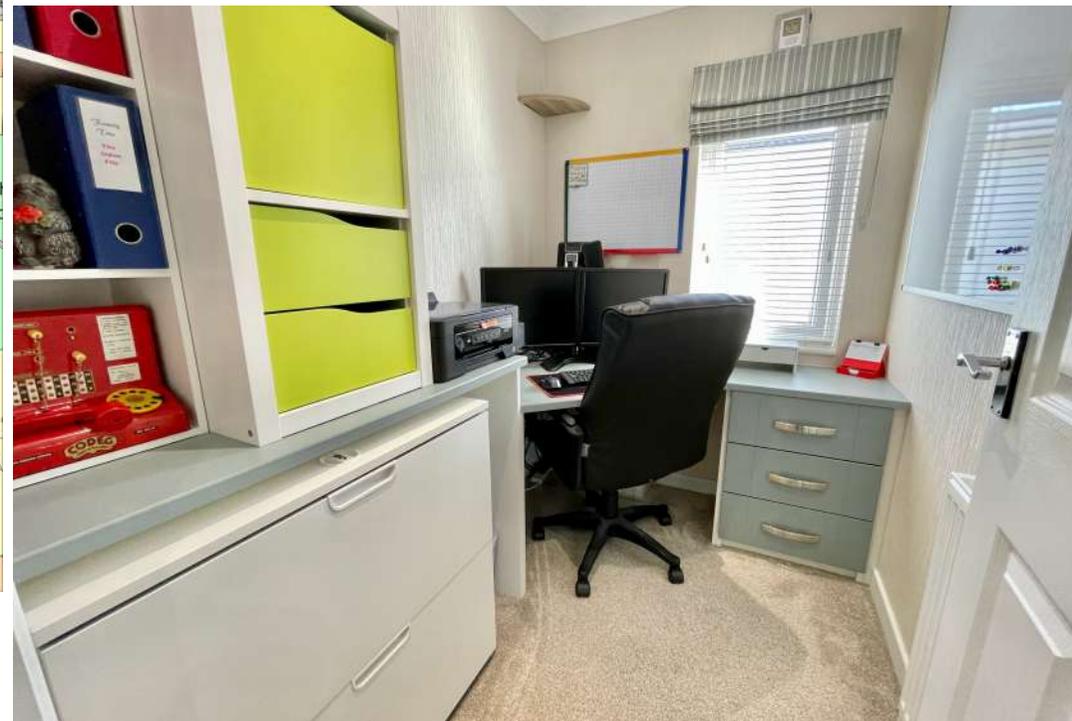
Property Ref CAU1711

Council Tax Band A

Total Floor Area Approx 86m<sup>2</sup> (928 sq ft)



Scan to view Video Tour



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

