



BETHEL, 5 CAULDRON BARN FARM PARK, SWANAGE
£315,000 Park Home Agreement

This individually designed 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 throughout, "Bethel" has a quality, well equipped kitchen, open to the dining room with access to the wrap-around paved terrace. The property 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. It has a fine, sandy beach, and is an attractive mixture of old stone cottages and more modern properties all of which blend in well with the peaceful surroundings. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

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

Viewings are strictly by appointment only through Sole Agents **Corbens, 01929 422284**. The postcode for this property is **BH19 1QQ**.



The L-shaped entrance hall welcomes you to this stylish modern property and leads through to the large dual aspect living room with attractive electric fire and surround. A throughway leads to the dining room beyond which has double doors opening to the wrap-around terrace. The kitchen is fitted with a range of light units, contrasting worktops, integrated appliances including ceramic hob, electric oven, microwave and dishwasher and leads to the utility beyond with integrated washing machine. There is also a study/home office with built-in desk and shelving.

There are two double bedrooms; the master is a particularly spacious South facing room and has the advantage of an en-suite shower room. Bedroom two has a fitted double wardrobe. The bathroom is fitted with a white suite including panelled bath and completes the accommodation.

Outside, the easily maintained garden surrounds the property including a wrap-around private terrace enclosed by balustrading to the side and rear. There is also a garden store and a brick paved driveway with dedicated parking for one car. Visitors parking spaces are also available.

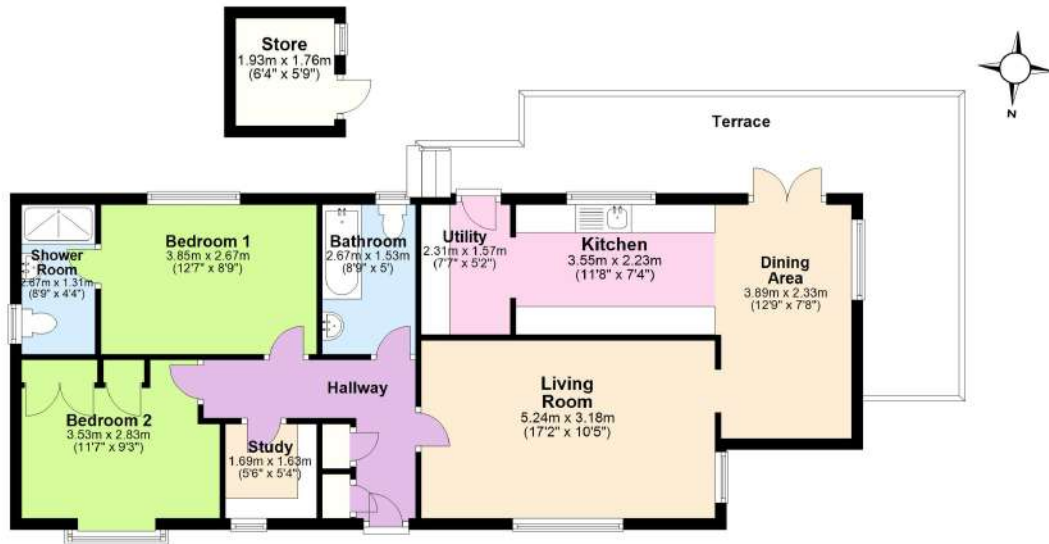
All mains services connected, gas fired central heating, fully double glazed.

Property Ref CAU1823

Council Tax Band A



Total Habitable Floor Area Approx 67m² (724 sq ft)



Scan to View Video Tour



| 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

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.

