



**47 CAULDRON BARN FARM PARK, CAULDRON BARN ROAD, SWANAGE
£297,500 Park Home Agreement**

This brand new 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 open plan living room/dining room leads to a private garden and enjoys views of the Purbeck Hills. It also has the advantage of 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 Agreement. Ground rent and shared maintenance liability of £248pm 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 entrance hall welcomes you to this stylish modern property and leads through to the large, open plan living room/dining room with vaulted ceiling. This is an extremely light, triple aspect room with views of the Purbeck Hills, modern 'Living Flame' fire. 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 private garden.

There are two double bedrooms; the master has the benefit of a dressing area with fitted wardrobes and an en-suite shower room. Bedroom two has a fitted wardrobe and enjoys views of the Purbeck Hills. The bathroom is fitted with a white suite including panelled bath with shower over and completes the accommodation.

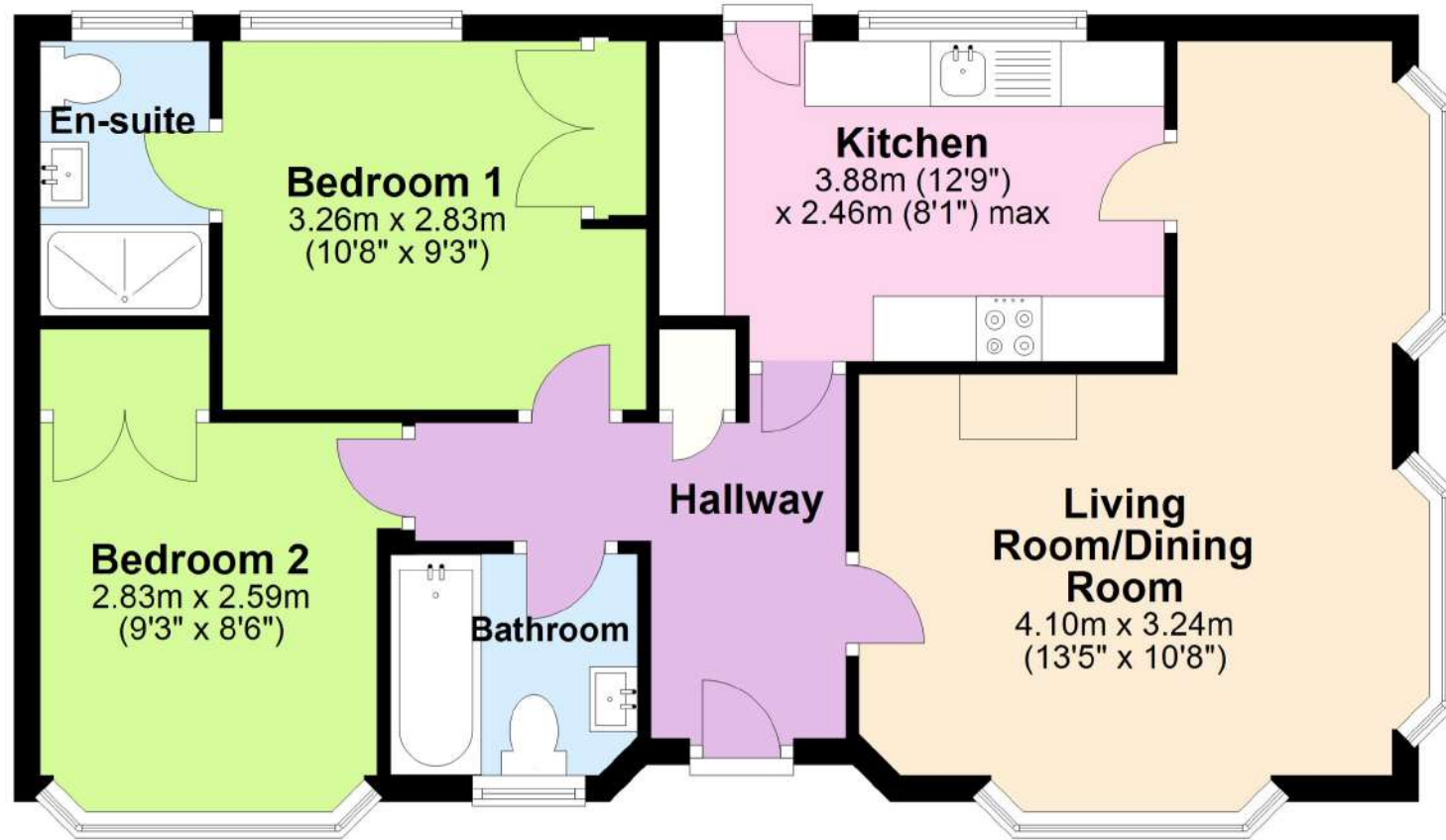
Outside, the easily maintained garden surrounds the property. There is also a garden store and a private driveway with dedicated parking for one car. Visitors parking spaces are also available.

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

Property Ref CAU1726

Council Tax Band A

Ground Floor

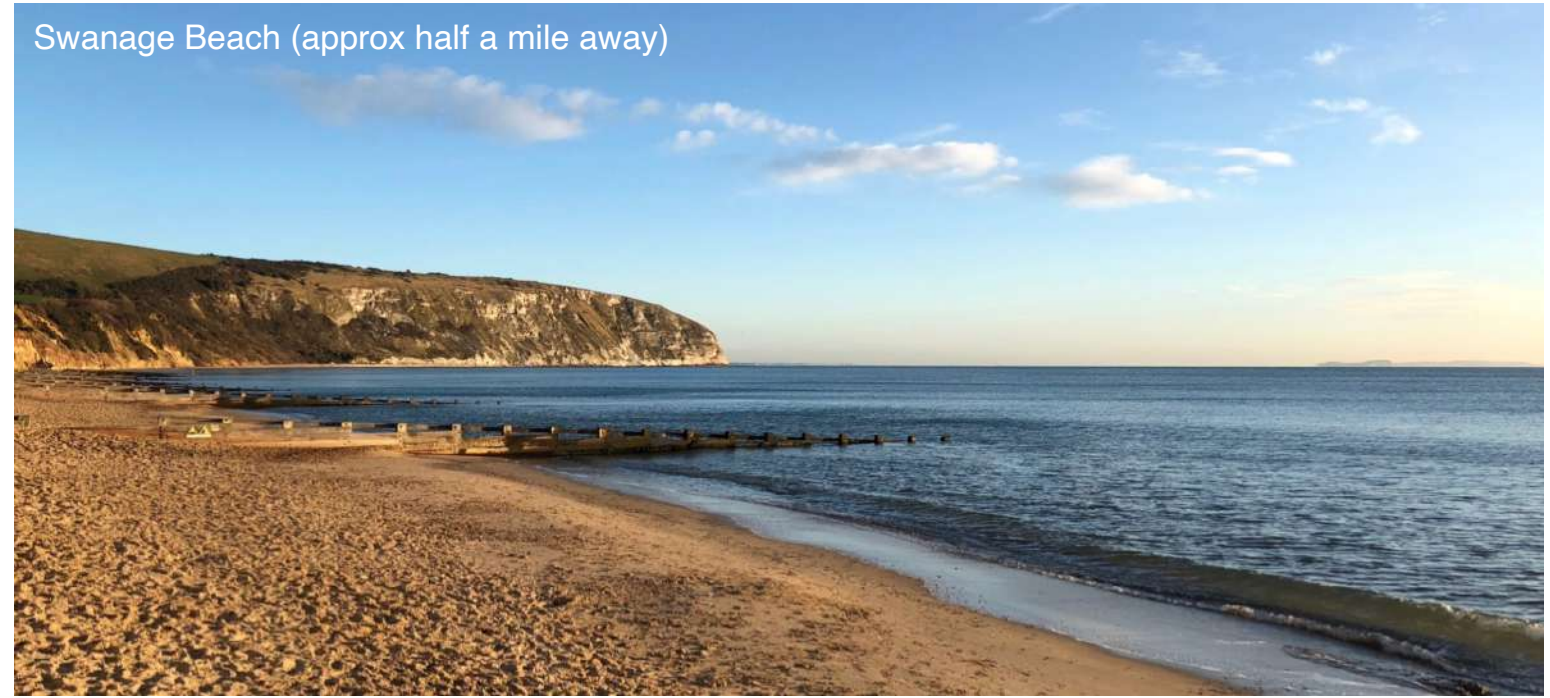


Total Floor Area Approx 84m² (649 sq ft)

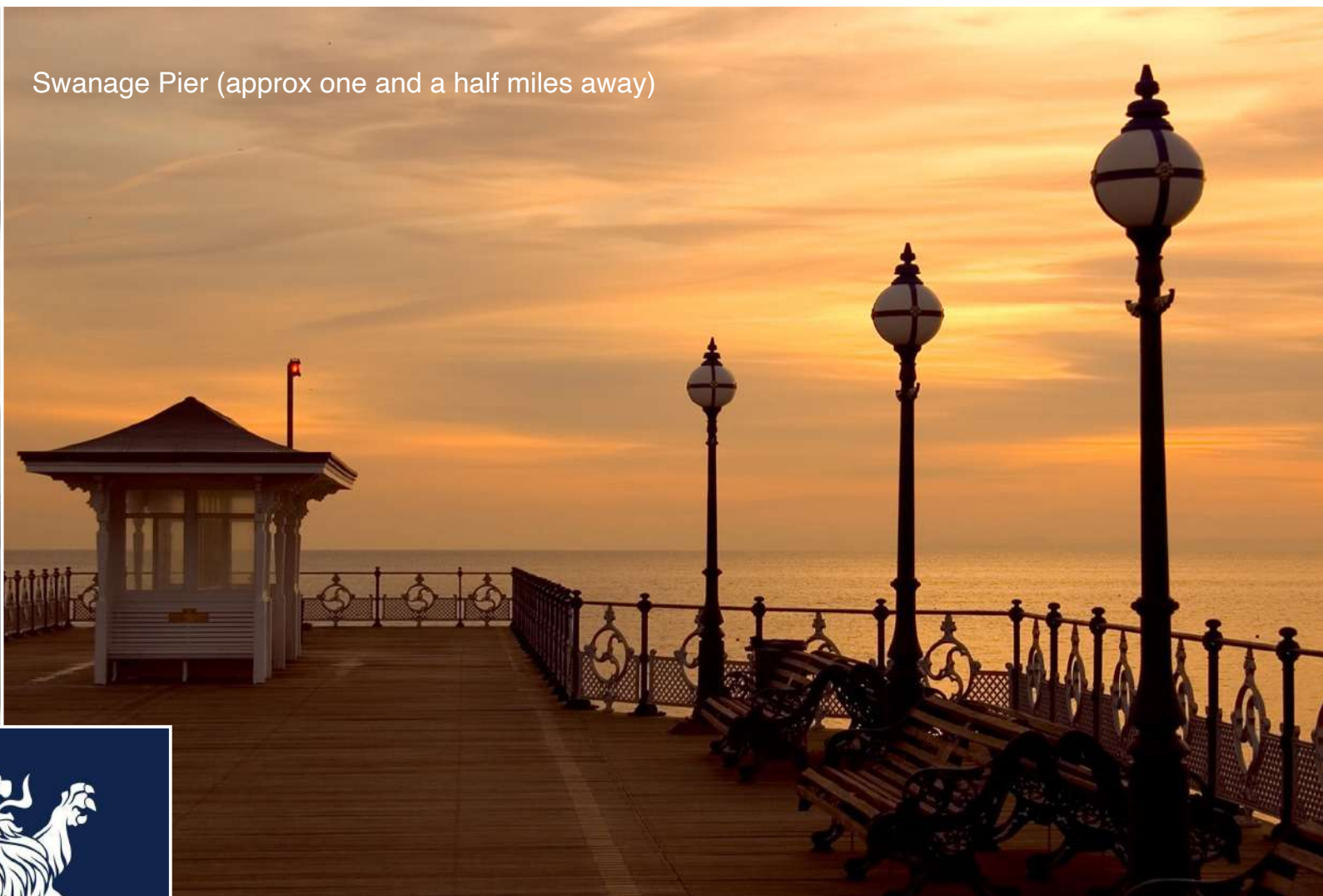
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	71	99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EPC N/A

Swanage Beach (approx half a mile away)



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.



Swanage Pier (approx one and a half miles away)

