



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold  
LENGTH OF LEASE: 10 years license, reviewed every 12 years.  
ANNUAL GROUND RENT: £1  
GROUND RENT REVIEW PERIOD: N/A  
ANNUAL SERVICE CHARGE AMOUNT: £11,100  
SERVICE CHARGE REVIEW PERIOD: n/a

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 11

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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## 8 The Bolands Lydstep Haven, Tenby, Pembrokeshire, SA70 7SB

- Sited On Haven Park
- Open Plan Living Area
- Option to offset Fees by Holiday Letting (Privately or through Haven Directly)
- Decking
- Well Presented
- Three Double Bedrooms
- Master En-Suite + Family Bathroom
- Fitted Wardrobes
- Cul-De-Sac
- Parking

**Offers In Excess Of £195,000**



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***The Agent that goes the Extra Mile***







This immaculately presented 2020 Prestige Sunseeker Navigator lodge is sited on the award winning holiday park of Haven in Lydstep, Tenby, within walking distance of the dog friendly Lydstep beach. There are an array of amenities on site including an owners lounge within the Victorian Manor House with its very own bar and health spa. Other facilities include a heated indoor pool, New England style restaurant and bar, water sports, 9 hole golf course, climbing wall, nature walks and evening entertainment and beauty therapy is available at The Waves as well a second indoor swimming pool. There is also free wifi throughout the site and 24hr security patrol.

The accommodation of the lodge is 22 feet wide and 40 feet long and comprises of open plan living/dining room with kitchen area fitted with a range of modern appliances, family bathroom, master en-suite and a further two double bedroom all fitted with wardrobes. The lodge benefits from being sold fully furnished and fully accessorised including a number of high quality soft furnishing and solid wood furniture.

**GENERAL INFORMATION**

**LEASEHOLD** Externally, there is a drive in front of the lodge with allocated parking for two vehicles, outside tap, lockable storage, lawned area to the sides with steps up onto composite decking area and entrance door. The composite decking runs along the one side and to the front of the lodge, providing ample space for outside seating. The decking can also accessed via the the French patio doors opening up from the dining/living area.

There is also an option to cover expenses by holiday letting the lodge, either personally or through Haven directly.



**DIRECTIONS**

Leaving the Tenby Office take the road out of town onto Marsh Road and follow the road along passing Greenhill School and Tenby Leisure Centre on your right. Head out of the 30mph speed limit continuing on the A4139. Continue to follow the road for approx 4.2 miles going through the village of Penally. You will pass Bubbleton Farm Shop and Whitewell holiday park on your right, the entrance to Haven will be on your left hand side. Once entering the park continue to follow the road all the way through the park passing the Lystep beach on your left. You will come to a coded security barrier, go through following the road up the hill. There will be a gated entrance on your right hand side where the lodge is located. What/Three/Words-  
///skippers.variation.composer  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.