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£45,000

Static Caravan  
Sited on a Holiday Park

Saundersfoot Bay  
Broadfield Hill  
SA69 9DG



A modern static caravan on an attractive plot, situated in the popular Saundersfoot Bay Leisure Park.

The property was built in 2022, and features a wrap-around deck, 2 bedrooms (master en-suite), a family shower room, and bright open plan living room / kitchen.

The caravan's pitch is on a quiet grassy area in the park and is a short walk from the coast and Pembrokeshire Coast Path via a wooded path. The local bus route has a stop outside the park entrance, making trips to Saundersfoot and Tenby easy.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **2022 ABI Ryedale**
- **Wrap Around Deck Included**
- **Well Maintained and Landscaped Site**

- **Well Presented and Looked After**
- **Open Plan Living Area**
- **Close to Beach and Bus Route**

#### Living / Dining Area

- Good sized room with fixed L-shaped seating, and a freestanding dining table with additional stools.
- Electric feature fireplace on a stylish wall panel with shelving and storage cupboard.
- Dedicated space and point for a flat-screen TV.
- Several double-glazed windows and sliding doors out to the decking.

#### Kitchen

- Well equipped fitted kitchen with wall and base units and soft-close hinges
- Integrated appliances including an oven and gas hob, extractor hood, microwave, and a fridge/freezer.

#### Bedrooms

- Main bedroom has a king-size bed with built in wardrobes and ensuite WC, along with dressing area and underbed storage.
- Twin bedroom has 2ft 6" single beds, underbed storage and built in single wardrobe.

#### Bathrooms

- Main bathroom includes a generous shower unit, toilet, and sink.
- En-suite has a toilet, sink, and storage cupboard housing the boiler.

#### Services

Mains electricity, water and drainage is connected to the caravan, with central heating and hob running from gas bottles.

There is parking nearby, with a large row of parking bays a very short walk away.

#### Pitch Fees and Park Opening Times

- The annual site fee is approx. £5,500.
- The site is closed between 4th January and 1st

March. Owners can visit the site during this time to perform maintenance etc, although staying overnight is not permitted.

#### Site Agreement

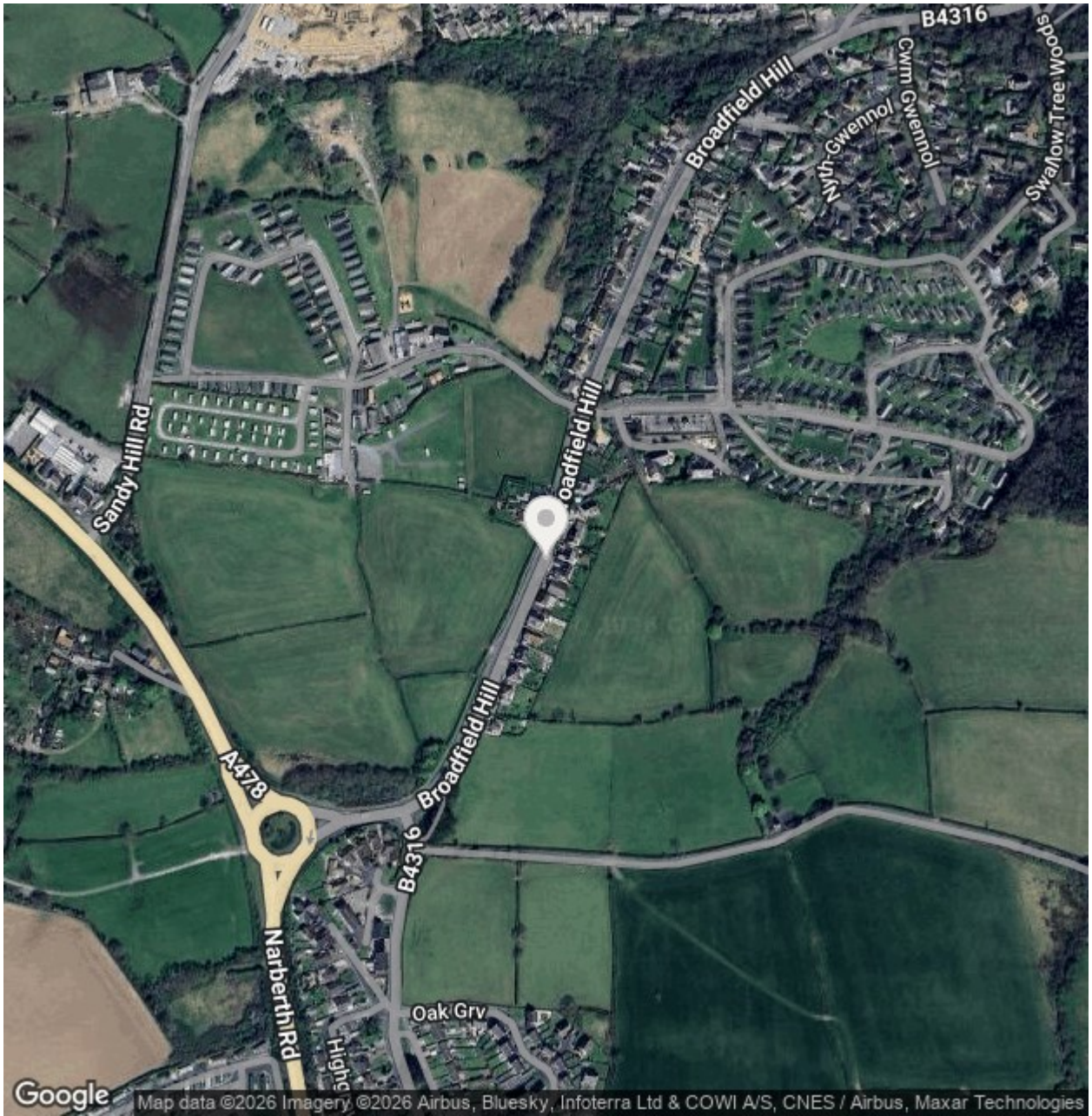
- The caravan can be used for holiday and recreational use only i.e. it can't be a permanent address, and although friends and family can stay there, it cannot be commercially holiday let.
- The site agreement is for 13 years, so there are 10 years remaining until the caravan must be replaced (or removed from the pitch).

#### The Park

Saundersfoot Bay Leisure Park is a sought after and desirable park just outside of Saundersfoot, in between the village and Tenby. It is on a bus route, making trips to both seaside locations easy.

The park has an on-site laundrette, and a 10-strong team including a full landscaping and maintenance team that work 7 days a week to keep everything looking pristine, winning the park many awards over the years.

A walk through the park brings you to a wooded path that brings you to a secluded beach and the Pembrokeshire Coast Path.



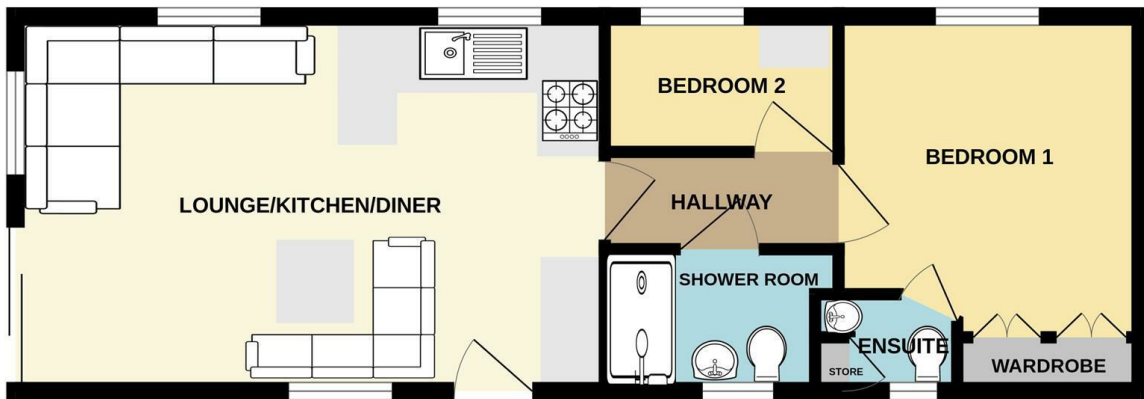
The site is on Broadfield Hill (B4316), which is off the A478, between Saundersfoot and New Hedges.





# Floor Plan

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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