

FOR SALE

WILLERBY CASTLETON

£46,995

38'x 12'
2 BEDROOM



The new Willerby Castleton has arrived at Smytham. Designed with family living in mind, this caravan has many features to make your holidays more comfortable.

KEY FEATURES:

- ✓ CHOICE OF PITCHES
- ✓ COUNTRYSIDE VIEWS
- ✓ MASTER EN-SUITE

For more information or to arrange a viewing call:
Jill on 07849 399 327 or 01392 271 222
or email jill.smythamsales@gmail.com





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The large hallway is practical with its easy to clean flooring and shoe storage. A place to take off your shoes after a day out. The wrap around seating in the lounge has an occasional bed so easily accommodating extra guests. The caravan is very light and has a unique shape, namely due to the feature angled window.

The large floor to ceiling window and side patio doors allow the countryside views inside. The kitchen is always the hub of the home. Carefully located opposite the dining area is a cosy nook for entertaining and keeping the family happy. The appliances are integrated and include microwave, 70/30 fridge freezer, dishwasher, cooker and hob.

The master bedroom is full of surprises and provides luxury whilst away. Decorated in greys with yellow accents, you'll be sure to find this room relaxing. Other luxuries include reading lights, upholstered headboard, mirrored dressing area with stool and en-suite shower and WC.

All in all the Willerby Castleton is a modern family holiday caravan – perfect to keep everyone happy!

CARAVAN FEATURES:

- ✓ Double glazing
- ✓ Central heating
- ✓ Graphite windows and doors
- ✓ En suite shower
- ✓ Feature fire and TV Unit
- ✓ USB points throughout
- ✓ Double bed with lift up storage
- ✓ Patio doors
- ✓ Media cabinet in twin bedroom
- ✓ 3ft single beds

RUNNING COSTS

Site Fees	£2,710.04 inc. VAT
Gas	£141.08 p.a. (Approx)
Electric	£71.73 p.a. (Approx)
Rates	£185.72 inc. VAT
Water & Sewage	£120.00 inc.VAT

All utilities are estimated and subject to personal usage based on 2018 figures

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