

FOR SALE

# WILLERBY SIERRA

£38,500

35'x 12'  
2 BEDROOM



The brand new Willerby Sierra has arrived at Smytham Holiday Park and is available to view. A caravan holiday home with an open plan layout, comfort and useful storage ideas.

#### KEY FEATURES:

- ✓ STATEMENT BAY WINDOW
- ✓ INTEGRATED FRIDGE FREEZER
- ✓ 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](mailto:jill.smythamsales@gmail.com)





## WILLERBY SIERRA

35'x 12' - 2 BEDROOM

**£38,500**



The Willerby Sierra is a new static caravan for sale at Smytham Holiday Park. This caravan is for you if you like an open plan layout, comfort and useful storage ideas. The statement bay window in the lounge creates a light and open space, framing the lovely countryside views. The lounge has a comfortable wrap around seating area which houses a double bed.

Throughout the caravan you will find useful storage ideas to include under bed storage in the master, over bed shelving in both bedrooms and additional space under the TV unit.

The kitchen is both modern and functional. The integrated 70/30 fridge freezer comes as standard. The dining area is located opposite the kitchen and comprises of a free standing dining table and comfortable high back chairs. This is conveniently placed to enjoy the countryside views out of the window.

The bedrooms are both cosy and relaxing. The king size bed ensures a restful nights sleep, whilst the bedside reading lights create ambience and a low light for reading.

This Willerby Sierra has a choice of pitch, many with countryside views.

### HOME FEATURES:

- ✓ Central heating
- ✓ Double glazing
- ✓ Front bay window
- ✓ Electric feature fireplace
- ✓ Wrap around lounge seating
- ✓ Family shower room
- ✓ En suite WC
- ✓ Matching bedding pack
- ✓ King size master bed

## RUNNING COSTS

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

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

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