



12 Docker Park
Carnforth, LA6 1AR

Bungalow - Lodge

Price Guide

£37,000

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Overview

- NO CHAIN
- TWO BEDROOMS
- SUBLETTING ALLOWED
- 11 MONTH SEASON
- ALL FURNITURE AND WHITE GOODS INCLUDED
- NEW WRAPAROUND DECKING
- GREAT INVESTMENT
- HOLIDAY HOME
- LOVELY VIEWS OVER THE FISHING LAKE
- RELAXING QUIET LOCATION

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- Entrance Hallway
- Lounge/Dining Area
- Kitchen Area
- Bedroom One
- Bedroom Two
- Shower Room

Outside

Patio area with wraparound decking, one parking space and a lawn area to the front.

Useful Information

Willerby Peppy 11 Mistral 2017 model. The size is 35 x 12 ft

The original decking has been replaced with a wraparound for a cost of £3,800.

The Pitch Fee for a year is £3,315.

11-month holiday site
Subletting is allowed
Sales figures for subletting are available at request.

Gas & electricity are both metered

The caravan can come sold as seen to include all furniture, white goods and soft furnishings making this an excellent turn-key holiday let investment.

Pets are allowed. Free fishing lake

Play park for children

Dog Walking

1-mile walk to the nearest pub

On-site reception team

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.