



8 Chestnut Crescent, The Elms

Torksey, Lincoln, LN1 2NL

£79,950

A two bedroomed single park home located in the popular Cove Communities development of The Elms, Torksey. The site includes 10 acres of protected park land, 3 lakes, countryside walks and 24 hour gated security. The property has internal accommodation to comprise of a bay fronted Lounge, Kitchen Diner, Shower Room, two Bedrooms, Store and Utility Room. Outside there is a garden and a parking space.



Chestnut Crescent, The Elms, Torksey, Lincoln, LN1 2NL

SERVICES

Mains electric, water and drainage. LPG central heating.

COUNCIL TAX BAND – A (West Lindsey District Council)

VIEWINGS - By prior appointment through Mundys.

LOCATION

The Elms is an award winning fully residential luxury retirement park home site, licensed all year round for 339 homes, situated in Torksey in the heart of rural Lincolnshire. Residents at The Elms enjoy peace and tranquillity, beauty and comfort, economy and security all on a private estate which includes 10 acres of protected park land, 3 lakes, natural wildlife and beautiful landscaping. The adjoining canal offers peaceful walks together with private fishing. The residents benefit from bus services to Lincoln and Gainsborough (There is a Tesco's free bus and The Elms mini bus, which is run by the residents).

GROUNT RENT - Approx. £1726.58 per annum.

Reviewed Annually in April.

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

Please note that there are no pets allowed and there is an age restriction of 50 and over.

INNER HALLWAY

With UPVC window and door to the side aspect, door to the airing cupboard housing the gas central heating boiler and doors to the shower room, two bedrooms and kitchen diner.

LOUNGE

12' 5" x 12' 1" (3.81m x 3.70m), with UPVC bow window to the front aspect, window and door to the side aspect and radiator.

KITCHEN/DINER

8' 1" x 12' 1" (2.47m x 3.70m), with UPVC windows to the side aspect, fitted with a range of base units and drawers with work surfaces over, sink unit and drainer, spaces for a cooker and fridge freezer, wall mounted cupboards, radiator and door to the lounge.

SHOWER ROOM

6' 4" x 5' 4" (1.95m x 1.63m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls and radiator.

BEDROOM 1

10' 2" x 12' 1" (3.10m x 3.70m), with UPVC window to the side aspect, fitted cupboards and radiator.

BEDROOM 2

7' 8" x 8' 0" (2.36m x 2.45m), with UPVC window to the side aspect, radiator and fitted cupboards.

STORE

With door to the side aspect.

UTILITY ROOM

With doors to the side and front aspects, access for a mobility scooter, power and lighting.

OUTSIDE

There is a parking space to the front of the property. To the side there is a lawned garden, a paved seating area and a ramp up to the side of the property giving wheelchair access.

WEBSITE

Our detailed website shows all our available properties and gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALLY TRAINED VALUERS. Ring call to one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 550888 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our financial adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 62.0 sq. metres (667.0 sq. feet)

The markings shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanItUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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