



Plot 9, Swallow Lakes

Little London, Longhope, GL17 0PH

£139,000



The Delta Evesham is a super holiday park home with a utility area with space for a washer/dryer and additional storage. The open plan sitting/dining/kitchen area has a feature fireplace, patio doors onto the decking providing views to the open countryside and is fully furnished.

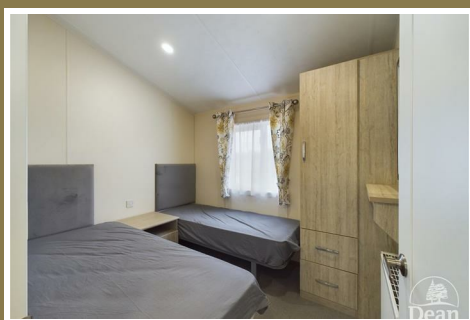
The kitchen has integrated appliances to include a fridge freezer, oven, hob, extractor fan, dishwasher and a microwave. The family bathroom has a full size bath with shower over, low level WC and hand wash basin with storage below and access to the walk in wardrobe for bedroom two.

Bedroom two has twin beds and bedside tables along with a useful dressing table and mirror. The main bedroom has a double bed, bedside tables and a walk in wardrobe along with an en-suite shower room with low level WC, hand wash basin and corner shower cubicle.

Bedroom Three has twin beds along with bedside tables and a built in wardrobe.

These homes are fully insulated and have double glazing, gas central heating, parking and your own decking area for sitting out and enjoying the view.

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The Situation:

Nestled in the glorious Gloucestershire rolling countryside, this family owned park has a variety of show homes available for immediate occupancy. A 12-month leisure license allows you to enjoy your home all year round. The park is pet friendly and is exclusive for the over 45s, there is also a fishing lake exclusive to residents.

The Area:

Beautiful Forest of Dean scenery, activities, historical interests can all be found in the surrounding areas. Historical places of interest include Gloucester Cathedral with its central tower dating from the 15th century, and Hereford Cathedral with its Mappa Mundi Centre. The Forest of Dean offers an array of outdoor pursuits, cycling, walking, riding, climbing and fishing to name but a few. The picturesque Wye Valley, an Area of Outstanding Natural Beauty, offers stunning scenery and canoeing on the Wye. Cheltenham is popular and renowned for the Cheltenham Gold Cup and other horse racing festivals. Close to the M5 and M50 giving easy access to Ross on Wye, Hereford, Monmouth, Usk, Abergavenny and the pretty villages of the Cotswolds.

Site Fees – please enquire for current pricing:

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Retail Price Index.

Tenure:

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

Tenure: Outright purchase of the Lodge and the ground is Leasehold.

Ground Rent also known as the site fee. £3660.00 per annum 2023/2024

Note:

The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.



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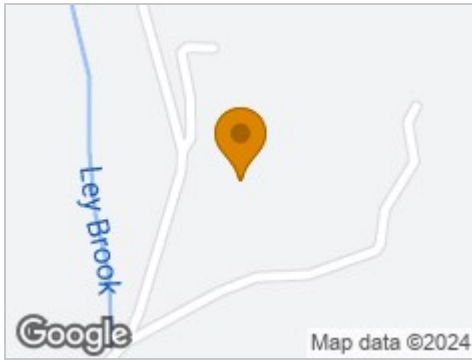
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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

Road Map



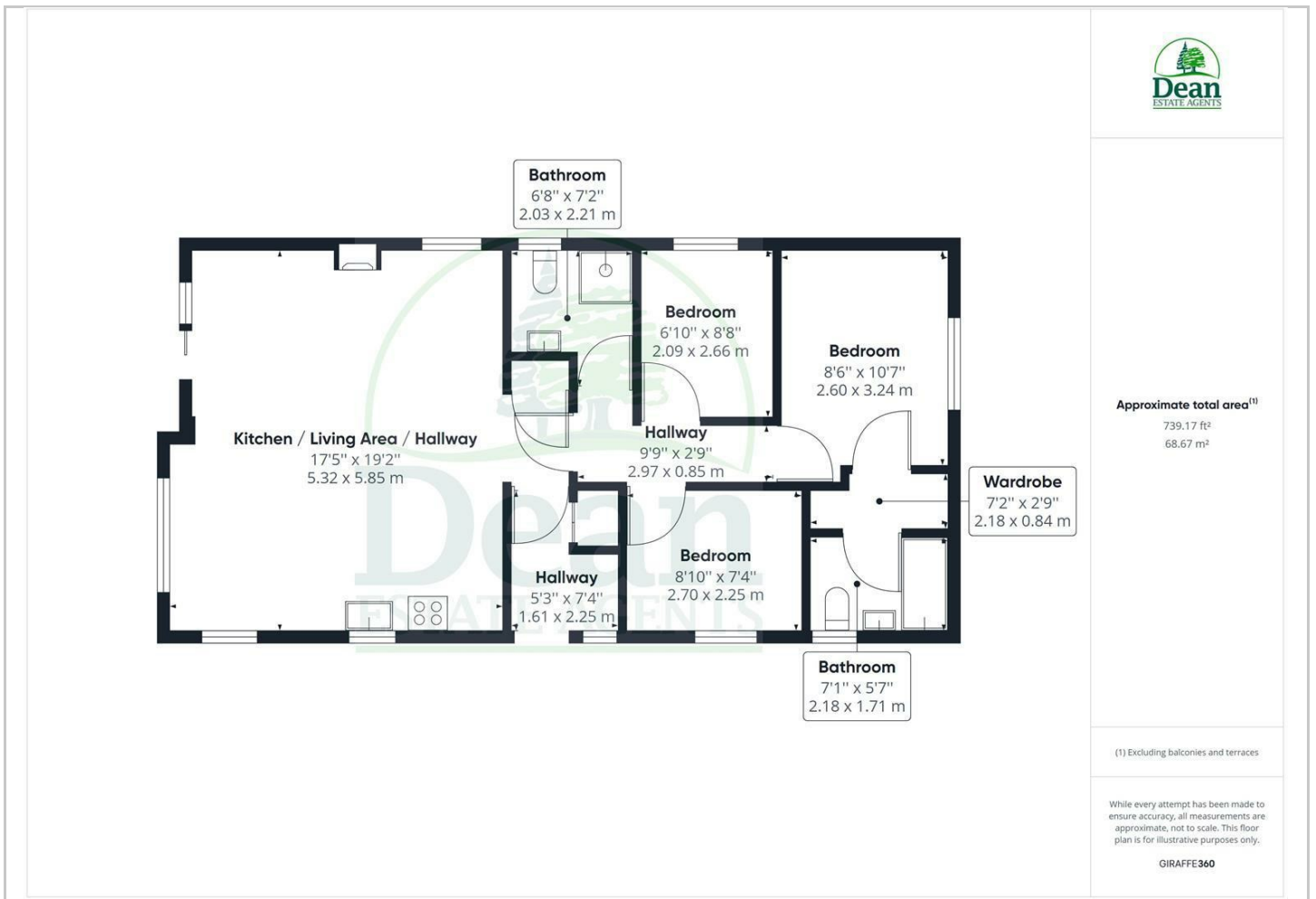
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.