



## Plot 30, Swallow Lakes

Little London, Longhope, GL17 0PH

£99,000





Purchases of these properties can be concluded within days and usually, the site owner requires a minimum 2 weeks to make final inspections before the hand over.

This brand new, contemporary and modern-furnished 'Countryside Deluxe' luxury park home is perfect for those looking for a detached, bungalow-style leisure property. The home features an open plan kitchen, living and dining area with large windows. The kitchen has modern integrated appliances with plenty of worktop space, and the living space has comfortable furniture, French doors, and an electric fireplace. There are two bedrooms, an en suite shower and a further bathroom.



### 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 Accommodation:

The Delta Countryside Deluxe comprises open plan living/dining/kitchen space with the kitchen having a range of base and eye level units, integrated range style oven dishwasher, American style fridge/freezer, microwave, wine cooler, washer/dryer and extractor fan. There is a feature fireplace in the sitting room and patio doors onto a raised decking area to the front of the home.

The second bedroom has twin beds with overhead storage and a wardrobe.

The bathroom comes with a low level WC, hand wash basin and bath with shower over. The master bedroom has a double bed with overhead storage, bedside tables along with a walk in wardrobe and an en-suite shower room with low level WC, hand wash basin and shower cubicle.

To the outside there is parking and a garden with plenty of visitors parking situated on the development. This lovely park home further benefits from gas central heating and double glazing and needs to be viewed to be appreciated.

### 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.

### 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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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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.

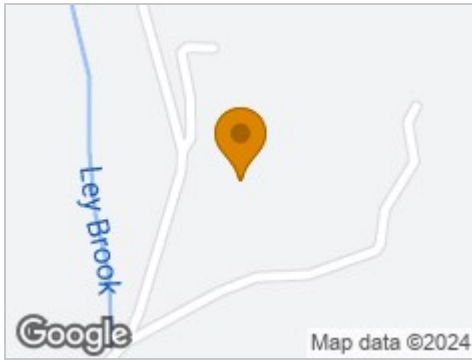
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



## Road Map



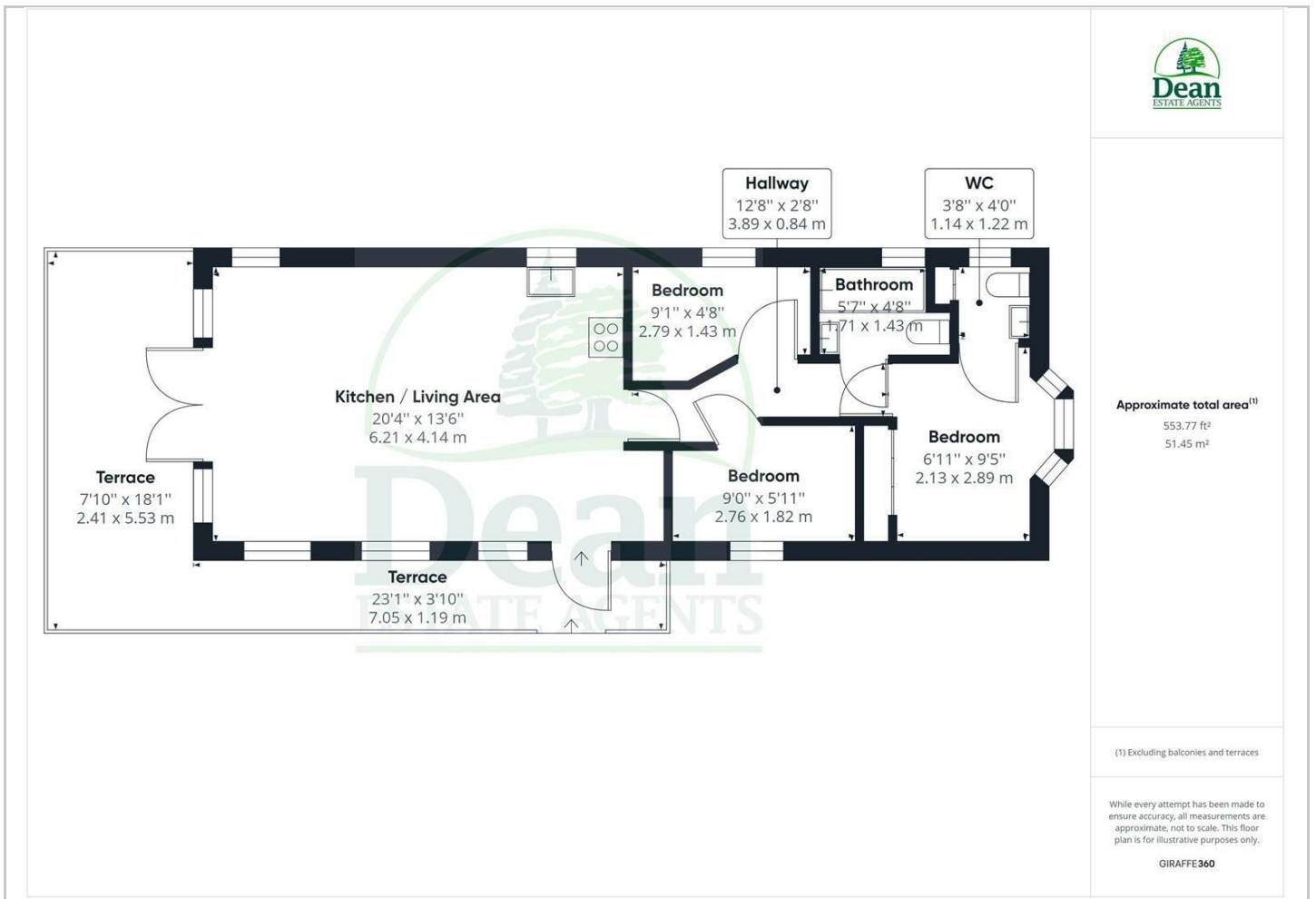
## Hybrid Map



## 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.

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