

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Brand New Two Double Bedroom (40ft x 12ft) Holiday Park Homes Situated In A Peaceful Location Not Far From Nearby Towns And Transport Links. The Bright Open Plan Living Accommodation Consists Of A Spacious Lounge/Diner, A Modern Fitted Kitchen With Integral Appliances. The Master Bedroom Benefits From An En-Suite Shower Room, Whilst Bedroom Two Is Serviced By A Separate Shower Room. Double Glazing And Off-Road Parking For Two Cars. LPG Central Heating.

Guide Price - £72,500

Upton Road, Worcester, Worcestershire, WR8 9BU



Hillview Holiday Park

Location & Description

Situated on the outskirts of the village of Defford which benefits from a local farm shop, Church, village inn and village hall. Approximately five miles away is the historic town of Upton upon Severn situated on the banks of the River Severn and the market town of Pershore approximately three miles. Both have a good range of shops for everyday needs as well as a Post Office, medical centre, dental surgery, library and churches. Upton upon Severn has a marina as well as the Jazz, Folk, Blues and Sunshine festivals.

There is also easy access to the centres of Worcester, Malvern, Tewkesbury and Evesham. The M5/M50 Motorway Junction is approximately six miles distant bringing the Midlands, the South West and South Wales all within reasonable commuting time. There are further transport communications with two mainline railway stations at Malvern and one in Pershore and Ledbury with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.

Property Description

This listing allows purchasers to option to style the end result to their desire, as there are many styles of park homes which the vendor can have brought in. The decking can also be tailored to the purchasers request at an additional cost. The site is situated with in walking distance of a local club house, River Avon and benefits from many scenic views. Fishing options near by but no flooding risk at the site.

Purchasers Note

Please note the following accommodation represents only one of the many options available, exact dimensions and fittings may vary.

Also note that the lower side panels and decking will be at an additional cost of approximately £12,000 to £14,000, depending on size requested. To be agreed between Vendor and Purchaser

Open Plan Lounge/ Kitchen Diner 21.37ft (6.51m)

Maximum x 11.72ft (3.57m) Maximum

Eight Spotlights, further suspended ceiling light above dining table and chairs, four double glazed windows with privacy drapes and curtains. Patio doors with large double glazed window panels either side. Four seater sofa with separate single chair, oak veneered coffee table and television unit. Built in electric fireplace with mirrored storage above, spotlight and glass shelves.

Kitchen comprising of Beling gas oven with Four ring gas hob and extractor hood above. Built in fridge freezer and washing machine. Sleek modern floor and wall mounted units with wood effect trims. Granite effect veneer counter tops, glazed splashback. Inset Pyramis ceramic Sink and drainer. Separate extractor fan, radiator. UPVC double glazed front door.





Hallway

Inset ceiling light, radiator, doors to:

Master Bedroom 9.60ft (2.93m) Maximum x 9.22ft (2.81m) Maximum

Two inset ceiling lights, radiator. Fitted wardrobe, bedside tables and surrounding wall mounted cupboards with glass shelves and adjustable spotlights. Ottoman style bed with storage below. Fitted chest of drawers, separate floor mounted cupboards with a mirror and spotlights above. UPVC double glazed window with privacy drapes and curtains. Door to:

Ensuite

Inset ceiling light, radiator, obscured UPVs double glazed window with blinds. Suite comprising low level W/c, ceramic hand wash basin with chrome mixer tap and storage below, mirrored wall mounted cupboard above. Extractor fan, shower enclosure with sliding glazed panel and chrome power shower fittings. Separate inset cupboard housing Moco Series III boiler.

Bedroom Two 8.90ft (2.71m) Maximum x 5.58ft (1.70m)

Inset ceiling light, radiator, two single beds with headboards, oak veneer bedside table, fitted wardrobe and wall mounted cupboards with shelving. Mirror unit with small glazed shelves either side and spotlights above. UPVC double glazed window with privacy drapes and curtains.

Bathroom

Inset ceiling light, heated towel rail, Obscured UPVS double glazed window. Suite comprising low level W/c, ceramic hand wash basin with chrome mixer tap and storage below, mirrored wall mounted cupboard above. Extractor fan, shower enclosure with sliding glazed panel and chrome power shower fittings.

Outside

Tarmacked access road with light sensor bollard lights placed along it, leading to individual concrete hard standings supporting a the park home. Useable all year round. Oak/wood effect modern cladding. Parking for two cars, resin patio to the rear.

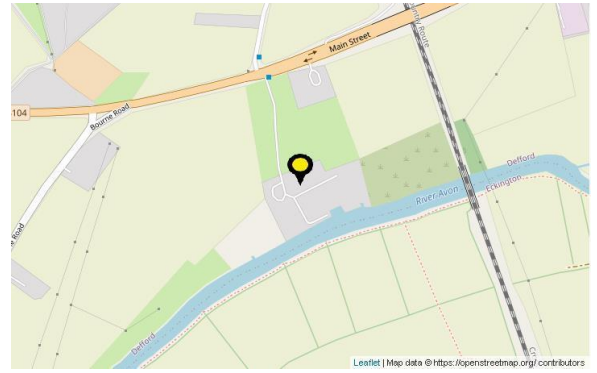
Agents Note

Decking and slide cladding are subject to an additional cost to be agreed, depending on the size requested and style. Shown in the photos the side boards and decking which wraps around two sides of a finished plot was approximately £14,000. A Ground rent charge of £3000 + VAT Per annum

Details and room descriptions above reflect one of the available models of park home a purchaser could choose to buy and have placed on this site.

Directions

From the John Goodwin Upton Office, proceed along Church Street and take the second exit at the roundabout over the River Bridge. Continue along this road and at the roundabout take the second turning onto the A4104 towards Pershore. After 3.6 miles there is a large sign on the right for Hillview Holiday Park.



Services

We have been advised that mains water is connected to the property. Gas is piped from a large communal LPG tank on site for which each property is individually metered. The drainage runs to a klargesters system which supplies the whole site. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

The ground rent £3000 + VAT.

A copy of the site rules are available from the agent or site owner.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

EPC

The EPC rating for this property is N/A.

Council Tax

TBC where applicable.



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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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