

# HoldenCopley

PREPARE TO BE MOVED

Southwell Road East, Rainworth, Nottinghamshire NG21 0BT

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Guide Price £145,000



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GUIDE PRICE: £145,000 - £155,000

OVER 50'S DEVELOPMENT...

This beautifully presented newly built park home is nestled in an exclusive over-50s development on the edge of the scenic Sherwood Forest, offering a peaceful and relaxed lifestyle just a short walk from essential amenities such as supermarkets, doctors, and transport links. Boasting a move-in-ready condition, the home features neutral decor throughout, providing a bright and welcoming ambiance. The well-designed accommodation comprises an entrance hall leading to a spacious living room complete with a cosy fireplace, perfect for unwinding. The contemporary fitted kitchen, equipped with integrated appliances, opens into a dining area, ideal for hosting. Additional highlights include a practical utility room and a home office. There are two generously sized double bedrooms, both with fitted wardrobes, while the master benefits from an en-suite bathroom. An additional modern bathroom serves the rest of the home. Outside, the property offers off-road parking and a private garden, providing a lovely outdoor space to relax and enjoy.

MUST BE VIEWED







- Newly Built Park Home
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Separate Utility
- Two Bathroom Suites
- Ample Off-Road Parking
- Private Garden
- Over 50s Development
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, a radiator, an in-built cupboard, and a single UPVC door providing access into the accommodation.

### Living Room

15'10" x 11'7" (4.84m x 3.55m)

The living room has two UPVC double-glazed windows to the front elevation, a UPVC double-glazed angled picture window to the side elevation, carpeted flooring, a TV point, a feature fireplace with a log-effect fire and stone surround, and a radiator.

### Kitchen

16'9" x 9'0" (5.11m x 2.75m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated fridge freezer, an integrated oven, a gas hob with an extractor fan and stainless steel splashback, a radiator, space for a dining table, recessed spotlights, a UPVC double-glazed window to the rear garden, a UPVC double-glazed angled picture window to the side elevation, and double UPVC door providing access outdoors.

### Utility Room

10'4" x 5'10" (3.15m x 1.78m)

The utility room has fitted shaker-style base and wall units with a wooden worktop, an integrated washer / dryer, an in-built cupboard, a radiator, recessed spotlights, and a single UPVC door providing access outdoors.

### Office

7'1" x 4'0" (2.17m x 1.22m)

The office has a fitted worktop, carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

### Bedroom One

10'2" x 9'6" (3.10m x 2.91m)

The first bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, fitted sliding mirrored door wardrobes, and access into the en-suite.

### En-Suite

8'2" x 3'10" (2.50m x 1.19m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a shower enclosure with a mains-fed shower, partially tiled walls, a chrome heated towel rail, an extractor fan, an electrical shaving point, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

10'5" x 8'7" (3.20m x 2.62m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

### Bathroom

7'1" x 5'6" (2.16m x 1.70m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath with an overhead shower and a shower screen, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

Outside there is a driveway for off-road parking, a lawned garden with a patio area, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 55 Mbps (download) 10 Mbps (upload)

Phone Signal – Limited 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – LPG

Sewage – Yes

Flood Risk Area - High risk for surface water / very low for rivers & sea

Non-Standard Construction – Yes

Any Legal Restrictions – This is a park home all park home rules and regulations apply. Please see the latest caravan park control and developments act for the most recent legislation. A copy of the written statement will be provided to purchasers prior to sale. Park rules are available from the N&S councils website. Ground rent payable monthly £217.48 Water is billed quarterly and is evenly shared between all park residents. Gas is billed monthly by use, electricity is billed monthly by use.

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Council - Newark and Sherwood District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

Ground Rent in the year marketing commenced (£PA): £2609.76 - You will receive the first invoice when you begin the residency.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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