



- CASH PURCHASE ONLY
- WILLOUGHBY VOGUE
- TWO BEDROOMS
- TWO BATHROOMS

Essex Road, Huddesdon, EN11 0AS

WILLOUGHBY VOGUE BUILT 42' x 14' HOLIDAY HOME on the popular Dobbs Weir caravan park situated on a silver plot. 11 MONTHS of the year occupation only. Two bedrooms, two bathrooms.CASH PURCHASE ONLY

PRICE: £99,995 (Licence assigned by Lee Valley Regional Park Authority)



Property Description

42' x 14' Willoughby Vogue holiday home constructed in 2016 and presented to a well maintained condition internally. The unit is set on a 'Silver plot' on the edge of the park enjoying a short flat walk to the on-site reception and convenience store.

The accommodation has a modern floorplan with open plan living area/kitchen area. The kitchen is fitted with cream wall units and display cabinets, grey base units with integrated fridge freezer, dishwasher, washing machine and fitted microwave. Additionally there is space for a dining table and chairs.

The lounge area is a good size with French double doors giving access to the front of the unit leading to a personal sun deck.

There are two bedrooms with the master bedroom boasting a large walk in wardrobe and a full en-suite bathroom. The second room is a good size single offers a fitted wardrobe cupboard as well as a range of overhead cupboards. This is supported by the shower room which presents with a white suite with walk in shower, low flush WC and pedestal wash hand basin.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and there are on-site





facilities.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site

ACCOMMODATION IN BRIEF:

OPEN PLAN LOUNGE/KITCHEN

22' 5" x 13' 2" (6.83m x 4.01m)

INNER HALL

7' 2" x 2' 3" (2.18m x 0.69m)

BEDROOM ONE

11' 6 Max" x 9' 2 Max" (3.51m x 2.79m)

EN SUITE BATHROOM

7' 00" x 4' 10 Max" (2.13m x 1.47m)

BEDROOM TWO

8' 8" x 6' 9" (2.64m x 2.06m)

SHOWER ROOM

7' 9" x 3' 10" (2.36m x 1.17m)

PARKING

On plot parking for one vehicle

TENURE AND CHARGES

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Ground rent - Silver Plot £4465 - includes water supply and waste water within the Silver Plot position

Electric is supplied by the site but billed to each unit individually

Council Tax exempt





UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers .

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements