



- 38' X 12' WILLERBY LYNDHURST
- CONSTRUCTED 2016
- ON PLOT PARKING
- CASH PURCHASE ONLY

Essex Road, Hoddessdon, EN11 0AS

Willerby Lyndhurst 2016 38' x 12' Holiday Home constructed in 2016 on the pretty riverside development at Dobbs Weir. Two bedrooms, bathrooms, En Suite WC. Cul-de-sac position. Occupation for 11 months of the year only. CASH PURCHASE

PRICE: £85,000 ((ASSIGNED UNDER LICENCE WITH LEE VALLEY REGIONAL PARK AUTHORITY))



Property Description

Holiday park home constructed in 2016 and presented to a high specification internally. The unit is set on a 'Silver plot' 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 an attractive range of wall and base units with space for a dining table and chairs, in built cooker with gas hob, integrated fridge/freezer and eyelevel microwave. The lounge area is a large bright space with picture window and door to the front aspect, fixed furniture which sleeps two.

There are two bedrooms with the master bedroom boasting fitted wardrobes with overhead cupboards and a personal en-suite toilet/WC. The second room has a fitted cupboard and is supported by the shower room which presents with a white suite with walk in shower, low flush WC and pedestal wash hand basin.

Externally there is a storage shed housing a tumble dryer and plumbing for a washing machine.

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 the on-site facilities include a convenience and camping store.





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.

LOUNGE

11' 7 Max" x 11' 10" (3.53m x 3.61m)

KITCHEN

10' 5 Max" x 11' 10" (3.18m x 3.61m)

INNER HALL

7' 00" x 2' 4" (2.13m x 0.71m)

BEDROOM ONE

9' 3" x 10' 1" (2.82m x 3.07m) To Fitted wardrobes



EN SUITE WC

4' 3" x 3' 5" (1.3m x 1.04m)

BEDROOM TWO

8' 6" x 5' 9" (2.59m x 1.75m)

SHOWER ROOM

6' 11" x 3' 5" (2.11m x 1.04m)

TENURE AND CHARGES

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

Ground rent Silver plot £4090 per annum - includes water supply and waste water

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

Gas supply

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.

The seller advises the ground rent is paid up till March 2026 as well as an additional parking space.

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25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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