



26 Dengrove Park Shalloak Road, Broad Oak, Canterbury, Kent, CT2 0PY



Just on market , very nice , spacious and modern (approx) 29 year old 2 bedroom static home backing onto woodland , available for a quick sale if required .NO FORWARD CHAIN Located midway between Canterbury and Herne Bay Kent Karriers community bus available (bus pass exempt) .Mains gas central heating , double glazing . Age limit minimum 50 years. Service charge totals £246.18 per month which includes pitch fee , at present 2 car parking spaces and water supply bills in and out . Gas meter located in front garden , electric supply monitored by the site owners and billed monthly. PLEASE NOTE THERE IS NO TIME SCALE IN YEARS ASSOCIATED WITH THE PARK HOME AGREEMENT ,IT IS THE RESPONSIBILITY OF THE PARK HOME VENDOR (S)TO KEEP THE HOME IN GOOD CONDITION AT ALL TIMES .

Offers In The Region Of £179,995 Leasehold



Enclosed Entrance Porch

Double glazed , radiator ,power point ,double glazed patio doors to Lounge

Lounge

18'0" x 9'3" excluding recess for tv etc (5.5m x 2.83m excluding recess for tv etc)
double glazed windows to side wall, air conditioning unit with remote control , 2 radiators , tv point , power points, window blinds , archway to Dining Room

Dining Room

9'10" x 7'1" (3.01m x 2.18m)

Radiator ,power points , double glazed sliding patio doors to garden , archway to Kitchen

Kitchen

14'6" max depth x 9'5" max width (4.42m max depth x 2.88m max width)

range of base units and wall cupboards ,recess for gas cooker, sink unit with mixer taps, extractor fan , telephone point , recess for fridge/freezer, recess for slimline dish washer , recess for washing machine, recess for gas cooker ,cupboard housing boiler for gas central heating and hot water , storage cupboard , power points ,door to hall , door to inner hall.

Bathroom/wc

6'6" max x 5'6" max (2.0m max x 1.7m max)

panelled bath with independent shower unit , mixer tap, low level wc suite, heated towel rail, vanity washbasin

Bedroom

9'10" wide x 9'5" deep (3m wide x 2.89m deep)

fitted wardrobes , radiator, power points , tv point ,

Main Bedroom

13'4" x 9'6" wide (4.06m x 2.90m wide)

double aspect room , radiator, power points, fitted wardrobes , rear window overlooking woodland

Surround garden, low maintenance

metal shed, ext power point , hose tap , rear gate to woodland walk



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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