



GAME ESTATES

PROPERTY SALES & LETTINGS

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6 The Saltings
Coopers Beach
Church Lane
East Mersea
CO5 8TJ

£38,000



Three bedroom 35` x 12` Victory Torbay 37 model

Opposite the club house, ideal for rentals

Open plan kitchen/dining and lounge

En-suite & family shower room

Gas central heating

Decking

11 month site

Site fees £4098 per annum

This three bedroom Victory Torbay 37 2018 caravan with decking is offered in excellent condition opposite the clubhouse, ideal for rentals and ideal for young families as the ball court, park and clubhouse is so close the kids are all within eye shot, open plan dining/kitchen/lounge, en-suite, 15 year lease remaining, clubhouse, indoor and outdoor swimming pool, 11 month site, holiday homes cannot be used as a permanent residence. Owners passes with discounts.

Kitchen/dining/lounge 17' 2" x 11' 7" (5.23m x 3.53m)

Patio doors to decking, electric effect fire, windows to sides, radiator, inset sink with mixer tap, drawers and cupboards under, double oven, extractor over, fridge, freezer and microwave, dining room table and chairs.

Bedroom 1 10' 6" x 6' 8" (3.20m x 2.03m)

Wardrobe and cupboard, window to side aspect, radiator, door to en-suite.

En-suite 4' 3" x 2' 6" (1.29m x 0.76m)

White suite comprising close coupled w.c, pedestal wash basin with mixer tap, wall mounted towel rail obscure window to side aspect.

Bedroom 2 8' 2" x 5' 6" (2.49m x 1.68m)

Wardrobe and drawers, window to side aspect, radiator.

Bedroom 3 6' 5" x 5' 6" (1.95m x 1.68m)

Window to side aspect, radiator, cupboard.

Family Bathroom 4' 10" x 3' 5" (1.47m x 1.04m)

White suite comprising enclosed shower, close coupled w.c, wall mounted heated towel rail, wash basin on vanity unit with mixer tap, extractor, obscure window to side aspect.

Site fees £4098 per annum

