



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

33 Poplars
Coopers Beach
Church Lane
East Mersea
CO5 8TJ

£40,000



Three bedroom caravan

Open plan kitchen/dining/lounge

Large decking to front and sides with pet area

Gas central heating

2019 Abi St David Model

Parking

11 month park

39' x 12' in excellent condition

This three bedroom ABI St David caravan is offered in excellent condition with extra large decking to front and sides with gates area for pets, open plan kitchen/diner/lounge, en-suite, parking, 14.5 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/diner/lounge 17' 9" x 11' 8" (5.41m x 3.55m)

Open plan with dining table and chairs, electric effect fire, double opening casement doors to decking, radiators, inset stainless steel sink, drawers and cupboards under, double oven, extractor over, fridge, freezer, microwave, windows to side aspects, boiler cupboard.

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

Window to side aspect, fitted wardrobe dressing table, 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' 7" (2.49m x 1.70m)

Window to side aspect, wardrobe and drawers, radiator.

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

Window to side aspect, cupboard, radiator.

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

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

Decking

Good size, decking to front and side aspects, gates pet area, water tap.

Site fees: £5669 per annum

