



OXFORD
FAMILY ESTATES



36 The Paddock Whitehaven Park, PE25 1NX

£75,000

- Park Home (age 50 and over)
- Nice Shower Room
- Well Tended Garden
- Nice Plot On Park
- Close To All Amenities
- 2 Bedrooms
- Modern Kitchen
- LPG Heating
- Pet Friendly (Rules Apply)
- Lines Open 8am-8pm (7 Days a Week)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Property Type: Park Home



Oxford Family Estates are happy to bring to the market a very well maintained Park Home on the popular Whitehaven Park in Ingoldmells. Situated within easy reach of all the local amenities and a very nice position on the park. It has 2 bedrooms, a modern bathroom and kitchen and a nice cosy lounge. It has its own gardens to the front, rear and sides. It has LPG heating and we have been informed that the boiler has 5 years warranty left on it. It is for the over 50s and is pet friendly (some rules apply)

Lounge 2.87 x 2.85 (9'4" x 9'4")

Upvc door and triple aspect windows including bow window to the front elevation. Storage cupboard housing Viessman LPG combi boiler. The agent understands the boiler has 5 years warranty remaining at the time of listing.

Kitchen 2.87m x 2.79 (9'4" x 9'1")

Fitted with a range of wall and base units in a gloss white, with oak effect worktops. Composite sink under Upvc double glazed window to the side elevation. Space and plumbing for washing machine, small tumble dryer and tower fridge/freezer.

Hallway 0.78m x 3.73m (2'6" x 12'2")

Servicing all rooms except the lounge. Enter the property through the Upvc door on the side elevation.

Bedroom 1 2.88m x 2.41m (9'5" x 7'10")

Double bedroom with built in wardrobes and radiator under Upvc double glazed window to the rear elevation.

Bedroom 2 2.05m x 1.86 (6'8" x 6'1")

Single bedroom, currently used as additional storage. Radiator under Upvc double glazed window to the side elevation.



Bathroom 2.03m x 1.36m (6'7" x 4'5")

Walk-in electric shower with a curtain. Raised toilet for accessibility and vanity unit sink. Fully tiled walls, vinyl flooring and radiator, with obscure Upvc double glazed window to the side elevation.

Outside

Communal parking right outside the front gate of the park home making for easy quick access to parking. Fences & hedges to border creating a nice garden area surrounding the park home. With storage shed and lawned areas. Slabbed pathway and stepped access to doorways on the side of the park home.

Council Tax Band A

The Park

£146.91 ground rent per month reviewed January each year.

The park is for residents over 50.

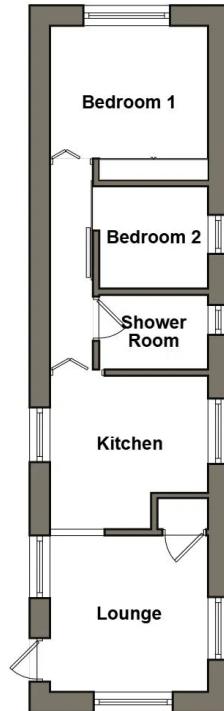
Site fee's do not include water.

Pet friendly (rules apply)

Tenure

Park homes are neither freehold or leasehold. They are governed by the Mobile Homes act 1983 and the The Mobile Homes (Selling & Gifting) Regulation 2013. The park is a licensed park operated by The Berkeley Leisure Group Limited.





Floorplan is for layout purposes only and should not be used for structural purposes



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