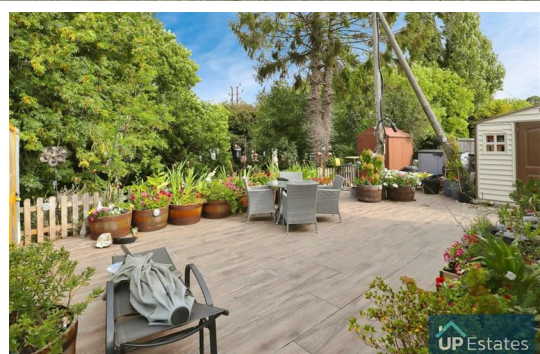




1 Bedroom Park home
located on Mill Farm Park,
Bulkington
£180,000

UP Estates



****LUXURY DETACHED DOUBLE FRONTED PARK HOME - LOVELY WRAP AROUND GARDEN PLOT OVERLOOKING CANAL - REFITTED KITCHEN & SHOWER ROOM - QUIET CUL DE SAC POSITION***

Accommodation in brief comprising: entrance hall, kitchen, dining area, living room, spacious double bedroom (WAS PREVIOUSLY A TWO BEDROOM) and shower room. Also UPVC double glazing, gas central heating, parking for two vehicles, and private rear garden overlooking the canal. Council Tax Banding A. The site is managed by Tingdene Estates and this property is offered for sale on a leasehold basis due to it being a park home. **MUST BE VIEWED TO APPRECIATE THE ACCOMODATION ON OFFER. OVER 55's ONLY. EPC EXEMPT.** The property is neither leasehold (with an associated length of lease term) or freehold, but a park home on a site agreement, often called a license agreement, basis. The site is managed by Tingdene Group

IMPORTANT NOTE TO PURCHASERS

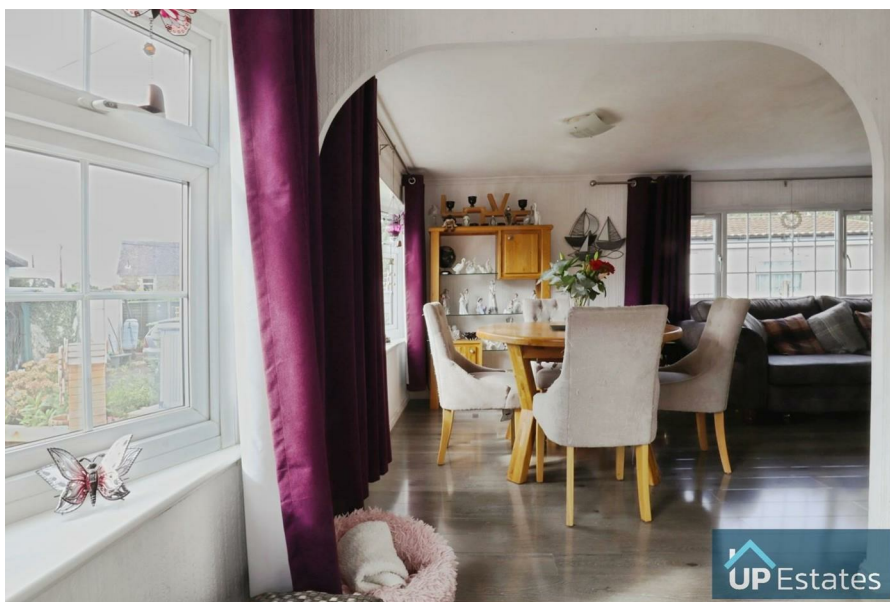
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

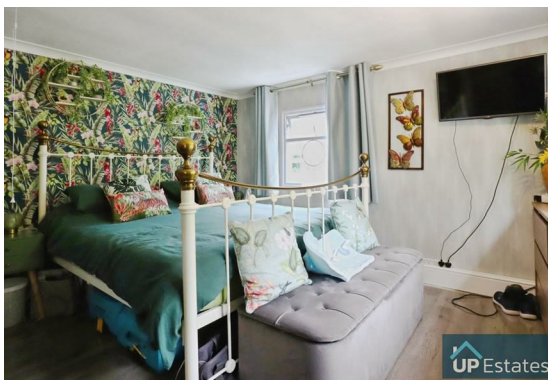
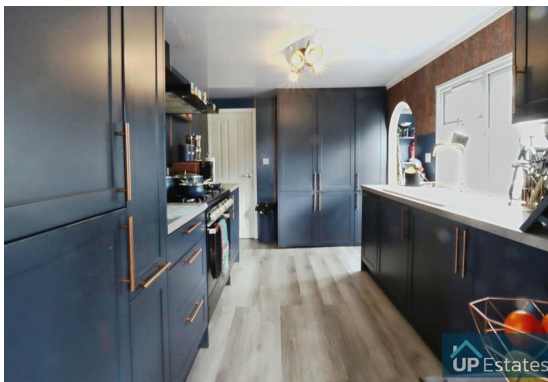
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

£180,000

- DETACHED DOUBLE FRONTED PARK HOME
- SOUGHT AFTER MILL FARM PARK
- QUIET CUL DE SAC LOCATION
- WRAP AROUND GARDEN - GOOD PLOT
- OVERLOOKING THE CANAL
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- SPACIOUS LOUNGE WITH DINING AREA
- OVER 55's ONLY & CASH BUYERS ONLY
- Site fee - circa £2,040 per annum





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Mill Farm Park, Bulkington, Bulkington





Total Area: 74.3 m² ... 800 ft²

All measurements are approximate and for display purposes only

CONTACT

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