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**Plot 11 Valley View Lodges, Newnham Road,
Blakeney, GL15 4AE**

Guide Price £145,000



LEASEHOLD

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WE OFFER THIS BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM EN-SUITE PARK/HOLIDAY HOME. AVAILABLE TO THE OVER 50'S WITH A 365 DAY OCCUPATION LICENSE, WITH OFF ROAD PARKING, LANDSCAPED GARDEN, ELECTRIC CAR CHARGING POINT AND VIEWS.

Property Description

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

ENTRANCE HALL: to

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN: 27' 0" x 19' 0" (8.22m x 5.79m) overall, Lounge area with picture window to front plus window to side, feature fireplace. Dining area with window to side, patio doors to raised patio/balcony, radiator. Kitchen area with window to side, an extensive range of base and eye level units, double bowl sink unit, gas hob, electric oven and grill, integrated fridge/freezer and dishwasher, radiator.

UTILITY: 7' 0" x 5' 0" (2.13m x 1.52m) part glazed door to side, base and eye level units, sink unit, integrated washing machine.

INNER HALL: loft access.

BEDROOM ONE (EN-SUITE): 10' 0" x 7' 0" (3.05m x 2.13m) window to side, radiator, built-in wardrobes.

EN-SUITE SHOWER ROOM: three piece suite, wash hand basin in vanity unit, radiator.

BEDROOM TWO: 10' 10" x 9' 0" (3.30m x 2.74m) window to side, radiator, built-in wardrobe.

BATHROOM: with modern three piece suite, wash hand basin in vanity unit, panelled bath with shower over, WC, radiator, extractor fan.

OUTSIDE: landscaped garden with lawned areas and paved patio enclosed by close boarded fencing, upper raised patio with balustrade and view. Double off road parking plot and electric car charging point.

SERVICES: Pitch fee - £250 pcm. Electricity to be supplied by the site, management and prices will be confirmed upon request. Water and sewerage will also be supplied by site management and will be charged at £30 pcm. Gas will be supplied directly to your chosen Lodge by the supplier of your choice and telephone will be supplied likewise.

TENURE: Leasehold in perpetuity.

OUTGOINGS: Council tax band to be confirmed.

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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