



6 Clanna Country Park

Alvington, Lydney, GL15 6AN

£199,950

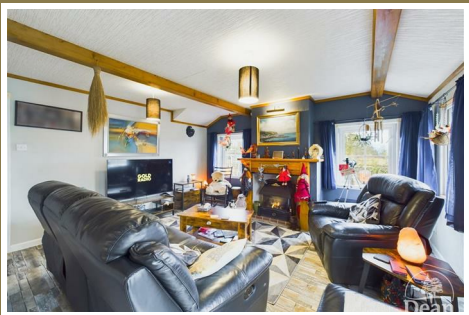


Nestled within the serene Clanna Country Park in Alvington, this charming two-bedroom park home is an ideal retreat for those aged over 55 seeking a peaceful lifestyle amidst picturesque countryside views. The property boasts a well-designed layout, featuring an open plan kitchen/dining room that is perfect for relaxation and entertaining. The lounge, complete with a delightful fireplace, creates a warm and inviting atmosphere, ideal for cosy evenings.

The modern kitchen and dining room are thoughtfully arranged, providing a functional space for culinary pursuits and social gatherings. The master bedroom is a true highlight, offering the luxury of an en-suite bathroom, ensuring privacy and convenience. A second bedroom provides additional space for guests or can be utilised as a study or hobby room, catering to your personal needs.

Outside, the property benefits from parking for two vehicles, making it easy for you and your visitors to come and go. The tranquil setting of Clanna Country Park enhances the appeal of this home, allowing you to enjoy the beauty of nature right on your doorstep.

This park home is not just a residence; it is a lifestyle choice, offering comfort, modern amenities, and a sense of community in a stunning rural location. Whether you are looking to downsize or simply wish to embrace a more relaxed way of living, this property presents an excellent opportunity to enjoy the best of countryside living.



Entrance Hallway:

5'5" x 4'9" (1.66m x 1.46m)

A welcoming entrance hall with doors leading to kitchen, lounge and utility area.

Utility Room:

5'0" x 4'9" (1.53m x 1.45m)

A range of wall units, worktop surfaces, plumbing & space beneath worktop for washing machine & tumble dryer, power points, air vents.

Lounge:

14'8" x 14'5" (4.49m x 4.40m)

A warm & cosy lounge, a delightful fireplace with surround, two windows to rear aspect benefiting from wonderful countryside views, side aspect window, French doors leading out to the the side garden, radiator, power points. Double doors leading through to kitchen/dining Room.

Kitchen:

9'4" x 19'5" (2.85m x 5.93m)

A modern kitchen offering a range of a wall, base & drawer units, worktop surfaces, four ring gas hob with extractor over, grill & oven, stainless steel sink & drainer, window to side aspect, ample power points.

Dining Room:

Window to side aspect, radiator & power points.

Bedroom One:

12'6" x 9'5" (3.83m x 2.89m)

Window to side aspect, a spacious room offering fitted wardrobes and drawer units, radiator, power points, door to en-suite.

En-Suite:

4'9" x 4'5" (1.45m x 1.36m)

Shower cubicle, wash hand basin, WC, window to front aspect, radiator.

Bedroom Two:

9'0" x 9'9" (2.76m x 2.98m)

Window to side aspect, offering fitted wardrobes and drawer units, radiator, power points.

Office/Study:

5'1" x 6'7" (1.55m x 2.01m)

Window to side aspect, fitted storage cupboards and desk worktop, radiator, power points.

Bathroom:

5'10" x 6'6" (1.79m x 1.99m)

Window to side aspect, bath with overhead waterfall shower, vanity wash hand basin with mixer tap, WC, radiator.

Outside:

A wrap around garden offering a range of patio & lawned areas, perfect for those summer days to soak up the countryside views!

To the side – the driveway offers off road parking for 2 vehicles.

Park Homes

When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself. The land remains the property of the park owner at all times.

As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.

The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement. One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the purchase includes the land. Your rights are protected.

In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as

electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.

Note:

- 1. Water and Sewerage are included in the Pitch Fee.
- 2. Gas and Electricity are paid directly to the Supplier and not through Park Owner.
- 3. Site Park Rules are available on request.



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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents Ltd retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

Road Map



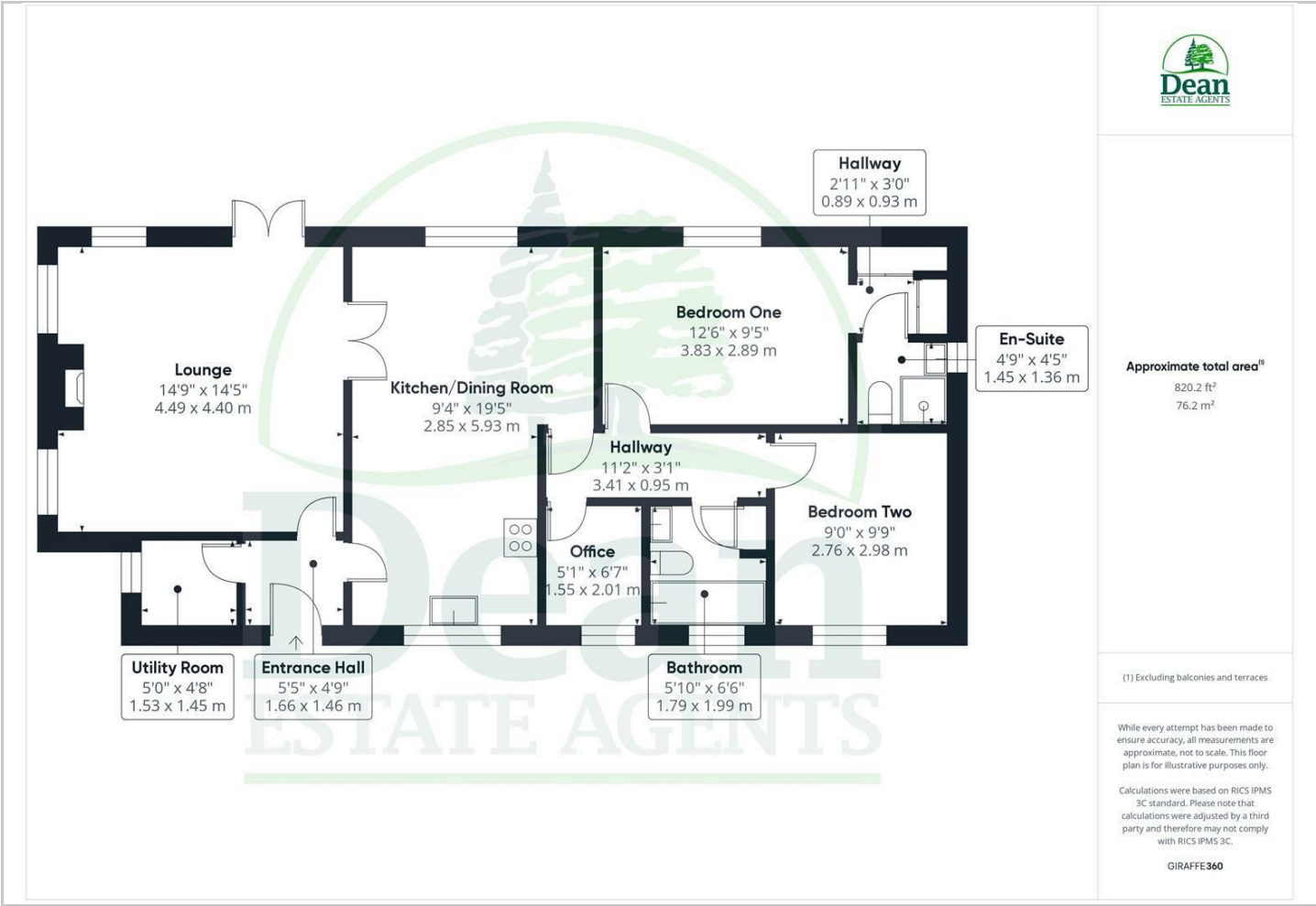
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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