



## 44 Clanna Country Park

Alvington, Lydney, GL15 6AN

£175,000





Nestled within the serene Clanna Country Park in Alvington, Lydney, this charming two-bedroom park home offers a delightful retreat for those aged over 55. The property boasts a spacious lounge that invites an abundance of natural light and provides stunning views of the surrounding countryside, creating a perfect setting for relaxation and entertaining.

The well-appointed kitchen is designed for both functionality and comfort, making it an ideal space for preparing meals and enjoying casual dining. With two generously sized bedrooms, this home provides ample space for rest and privacy, catering perfectly to the needs of its residents.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, ensuring convenience for you and your guests. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smooth transition into your new home.

This park home is not just a residence; it is a lifestyle choice, offering a peaceful environment while still being within reach of local amenities. Whether you are looking to downsize or seeking a tranquil place to enjoy your retirement, this property presents an excellent opportunity to embrace a relaxed and fulfilling way of life in the heart of the countryside.



**Entrance Hallway:**

9'8" x 6'5" (2.96m x 1.98m)

A welcoming entrance hall leading to all rooms throughout. Storage cupboard, radiator & power points.

**Lounge/Dining Room:**

19'5" x 15'9" (5.94m x 4.81m)

The most spacious, light & airy room boasting full length windows to front aspect with wonderful countryside views, side aspect window, fireplace with surround, radiators, power points, sliding doors leading out to conservatory.

**Conservatory:**

7'7" x 9'2" (2.32m x 2.81m )

Doors leading out to side aspect.

**Kitchen:**

9'5" x 8'9" (2.89m x 2.69m)

A range of wall, base and drawer units, worktop surfaces, four ring electric hob with extractor hood over, oven & grill, one & a half bowl sink with drainer, space & plumbing for under-counter washing machine and dishwasher, spotlights, power points, window to side aspect & door leading to Utility Room.

**Utility Room:**

6'7" x 5'2" (2.01m x 1.58m)

Wall, base and drawer units with worktop surfaces, stainless steel basin, space for under-counter tumble dryer. Door leading out to side aspect.

**Master Bedroom:**

9'5" x 12'9" (2.89m x 3.89m)

Window to side aspect, fitted wardrobes, fitted drawer units, bed side drawer units & above, radiator, power points.

**Bedroom Two:**

9'6" x 8'4" (2.90m x 2.56m)

Window to side aspect, fitted wardrobes, fitted bed side drawer units, radiator, power points. Door leading to office/study.

**Office/Study Area:**

4'8" x 4'8" (1.43m x 1.44m)

Window to rear aspect, fitted desk, drawer and shelf units, power points.

**Bathroom:**

6'7" x 7'0" (2.01m x 2.15m)

Shower cubicle, vanity wash hand basin, WC, bidet, window to side aspect, radiator, extractor fan.

**WC:**

6'5" x 4'11" (1.98m x 1.51m)

WC, wash hand basin, radiator, extractor fan, airing cupboard.

**Outside:**

A wrap around garden offering a range of patio & lawned areas, wooden storage shed.

To the front – the driveway offers off road parking for two 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.

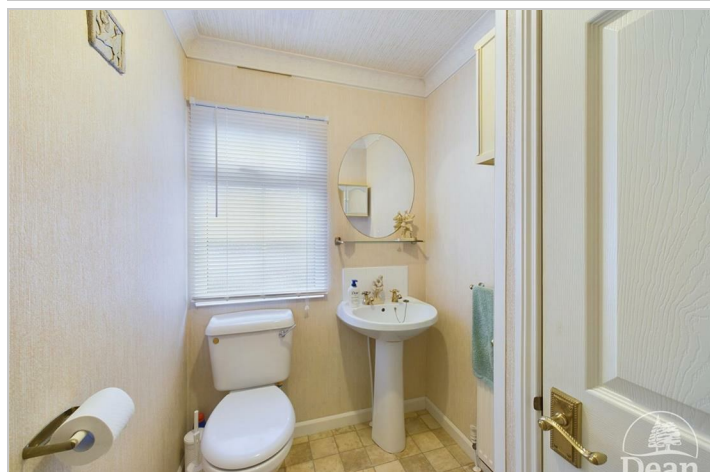
The land remains the property of the park owner at all times.

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.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This



Road Map



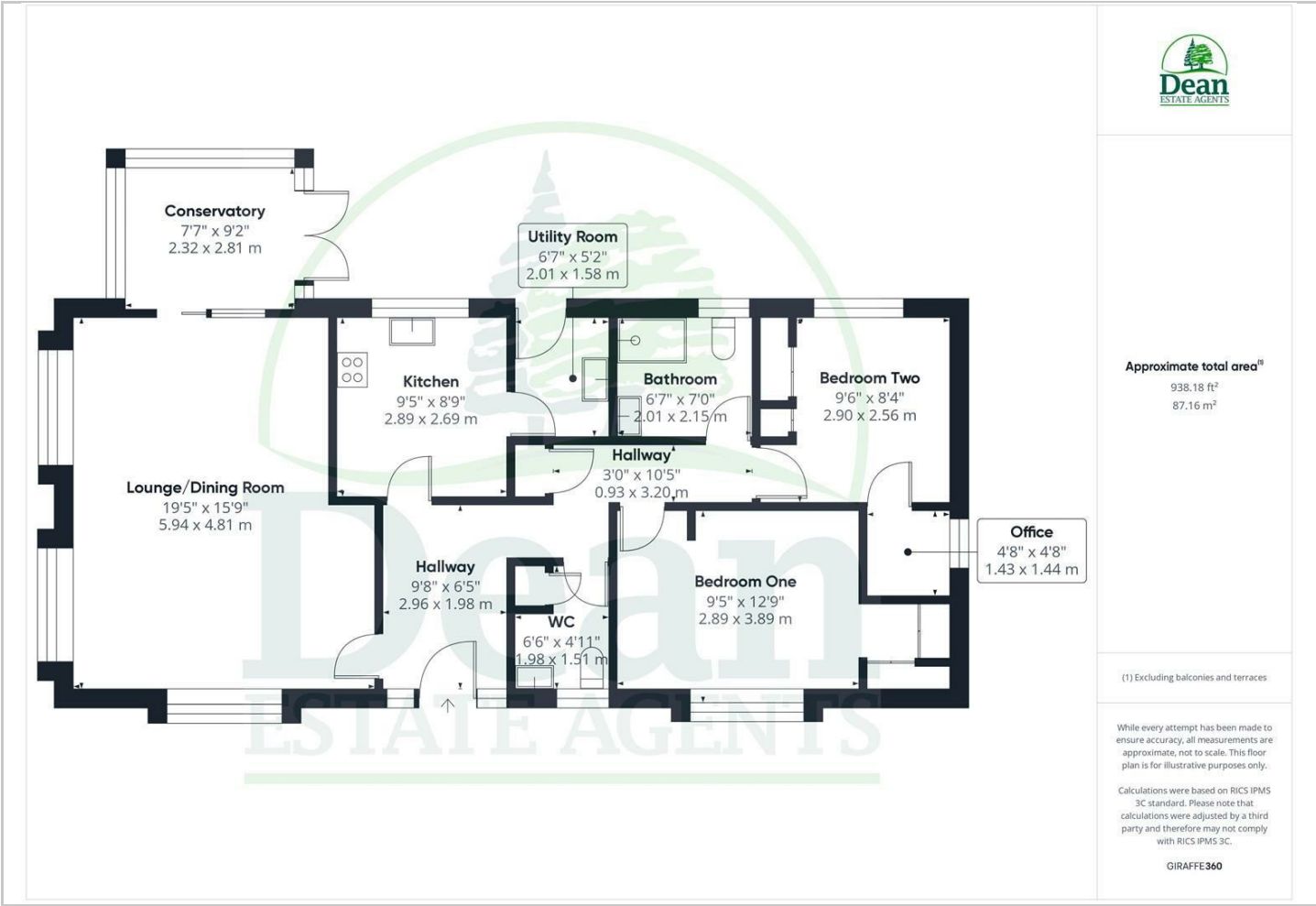
Hybrid Map



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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