



38 Tall Trees Park
Forest Town, Nottinghamshire NG19 0JP
£85,000

- A TWO BEDROOM, DOUBLE WIDTH PARK HOME, WHICH IS WELL PRESENTED THROUGHOUT.
- SIDE ENTRANCE LEADING TO THE MODERN FITTED KITCHEN WITH INTEGRATED OVEN AND HOB.
- HALLWAY PROVIDING ACCESS TO THE TWO BEDROOMS AND SHOWER ROOM (SHOWER, WC AND BASIN).
- CLOSE TO AMENITIES IN MANSFIELD, FOREST TOWN AND MANSFIELD WOODHOUSE.
- INCLUDES GAS HEATING (COMBI BOILER), UPVC DOUBLE GLAZING AND NO UPWARD CHAIN.
- SPACIOUS LIVING WITH DINING ROOM AND LARGE LOUNGE ACROSS THE FRONT OF THE PROPERTY.
- DRIVEWAY AND PRIVATE GARDENS TO THE REAR AND SIDE, INCLUDING SEATING AREA AND SHED.
- WELL REGARDED RESIDENTIAL SITE, WHERE PETS ARE ALLOWED, SUBJECT TO SITE APPROVAL.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield proceed onto Woodhouse Road, eventually turning right at the traffic lights onto Old Mill Lane. Proceed straight on at the mini-island, then take a left turning onto the Tall Trees and Forest Park developments. Proceed straight down, and number 38 is on the left hand side.

Accommodation Comprises

KITCHEN

10'3 x 9'2 (3.12m x 2.79m)

Having a UPVC side access door and adjacent window. Fitted with a range of white gloss base and eye level units, work surfaces and corner stainless steel sink unit and single drainer. Built in electric oven and microwave, separate induction hob and extractor fan.



DINING ROOM

9'9 x 7'3 (2.97m x 2.21m)

UPVC double glazed side aspect, radiator, laminate flooring and cupboard housing the combination boiler (installed 2016).



LOUNGE

19'4 x 11'1 (5.89m x 3.38m)

Spanning the width of the home and having UPVC double aspect to the front. Additional UPVC side window, two radiators and ornamental fireplace.



INNER HALL

SHOWER ROOM

Large, corner shower cubicle, was hand basin and WC. Mermaid paneling within the shower, radiator and UPVC obscure glaze.



BEDROOM ONE

9'8 x 9'2 (2.95m x 2.79m)

Fitted double and single wardrobes and central dresser. Radiator. UPVC double glazed rear aspect.



BEDROOM TWO

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed rear aspect and radiator. Fitted double and single wardrobe and central drawers.



OUTSIDE

There is a small frontage to the property and then a driveway to the side. Three steps then lead up to the side entrance door. Beyond this is artificial grass, shed and greenhouse. The garden then extends round the corner, where a seating area can be found.



The property is in council tax band A (Mansfield District Council).

Although you own your property, you don't own the ground that it stands on. This is retained by the park owner and a ground rent is paid. The park owner is responsible for the maintenance of the site. We are advised that the ground rent for the current year is £251.41 per month and the water charges are £27.46 per month

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5842/15.10.2025

