

Paul Mason Associates



Canney Road, Steeple, CM0 7RS
Guide price £40,000

- No Onward Chain
- Open Plan
Lounge/Kitchen/Dining Room
- Three Bedrooms
- Shower Room
- Cloakroom
- Full Use of Facilities
- 9 Month Residency (March to November)
- Waterside Location
- Off Street Parking
- Gas Central Heating

No Onward Chain....This well presented 35ft x 12ft lodge was built in 2021. This three bedroom holiday home features a generous open plan lounge, kitchen and dining area, three bedrooms, shower room and cloakroom. Steeple Bay Holiday Park boast an array of fantastic amenities including an onsite restaurant and bar, an onsite shop, a heated outdoor swimming pool, an adventure playground with an amusement arcade, there is a paddling pool for the younger guests, fully stocked fishing lake, a slipway for jet ski's and boats, an onsite launderette plus super-fast WIFI. Another priceless feature is the estuary views and large communal grounds.

The medieval town of Maldon is nearby with lots of shops and great restaurants to discover. Steeple Bay Holiday Park sits along the banks of the Blackwater Estuary with beautiful unspoiled views. Viewing comes highly recommended to appreciate the size on offer..



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

Lounge/Kitchen/Diner

5.2m x 3.7m (17'0" x 12'1")

Glazed entrance door to side.

Double glazed windows to front and sides. Feature electric fireplace.

Built in sofa with double bed.

Modern kitchen units fitted to eye and base level with stone effect work surfaces, inset stainless steel sink and drainer, integrated four ring gas hob, double electric oven and fridge-freezer. Wood effect flooring. Radiator.

Inner Hallway

Bedroom One

2.9m x 2.0m (9'6" x 6'6")

Double glazed window to side.

Fitted wardrobes and dressing table. Radiator.

Bedroom Two

2.9m x 1.6m (9'6" x 5'2")

Double glazed window to side. Built in wardrobes. Radiator.

Bedroom Three

2.5m x 1.8m (8'2" x 5'10")

Double glazed window to side. Built in wardrobes. Radiator.

Shower Room

Obscure double glazed window to side. Two piece suite comprising large shower cubicle and wash hand basin. Wood effect flooring. Heated towel rail.

WC

Obscure double glazed window to side. Two piece suite comprising low level WC and pedestal wash hand basin. Wood effect flooring. Heated towel rail.

Storage

The property benefits from a large lockable storage area under the caravan which can house fishing rods, fold up chairs, bbq's etc.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars

do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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