



Mullenscote Mobile Home Park  
Weyhill Andover



# Mullenscote Mobile Home Park Weyhill Andover SP11 8EF

for sale guide price  
**£150,000**



## Property Description

A smartly presented two-bedroom park home situated in this desirable location at Weyhill, with NO ONWARD CHAIN. The home provides a living room, dining room, modern fitted kitchen, family bathroom and two bedrooms one with ensuite. The park home features a rear garden space, patio area and allocated parking. Mullenscote Park is situated along a pleasant country lane with bus stop and garden centre. Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education.

Agents Note; There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property and to 'the site' in

general, which could include paying the site owner's commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

In addition, the park home is restricted to purchasers over 55 years of age and NO DOGS are permitted on the site.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation

### Lounge

19' 5" x 11' (5.92m x 3.35m)

Window and door to the rear aspect and radiator.

### Dining Room

9' 1" x 9' 8" (2.77m x 2.95m)

Double doors to the rear aspect and radiator.

### Kitchen

9' 2" x 9' 5" (2.79m x 2.87m)

Window and door to the front aspect, gas hob, oven, sink, wall / base mounted units and plumbing for washing machine.

### Bedroom One

12' 10" x 9' 5" (3.91m x 2.87m)

Built in wardrobe, bay window and radiator.

### Ensuite

3-piece bathroom suite, window to the rear elevation and radiator.

### Bedroom Two

9' 2" x 9' 5" (2.79m x 2.87m)

Window to the rear elevation, built in wardrobe and radiator.

### Bathroom

3-piece bathroom suite, window to the rear elevation and radiator.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01264 352 207**  
**E [andover@connells.co.uk](mailto:andover@connells.co.uk)**

23-25 Winchester House, Winchester Street  
 ANDOVER SP10 2EA

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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