



Connells

Moorhouse Caravans Moorhouse Lane
Hallen Bristol

Moorhouse Caravans Moorhouse Lane Hallen Bristol BS10 7RU

for sale guide price
£100,000



Property Description

Situated in the semi-rural location of Hallen, close to local amenities and transport networks and serviced by a regular shopping bus for trips to Cribbs Causeway and other local shops, this detached two bedroom park home offers spacious well presented accommodation throughout. Single level accommodation that benefits from both double glazing throughout and LPG gas - this park home is perfect for the older purchaser, looking to maintain independence whilst in the comfort of a private site. The site is for over 50 year olds only and offers a peacefully, well thought out design with visitor parking with like minded neighbours. Each park home has its own allocated private area of garden with additional communal gardens which are maintained by the site owner

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 £300 inc VAT towards the preparation cost of the pack.

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.

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 owners 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)

Agents Note:

AGE RESTRICTION - OVER 50'S ONLY

Entrance Hall

Lounge

10' 4" x 10' 7" (3.15m x 3.23m)

Kitchen

11' 2" Max x 11' 9" Max (3.40m Max x 3.58m Max)

Bedroom

11' 10" x 7' 1" (3.61m x 2.16m)

Bedroom

8' 2" x 7' 11" (2.49m x 2.41m)

Bathroom

Garden Shed

Vendor's Comments

This is a 2-bedroom detached park home in move in condition with an approximate total area of 44.5 m² or 480 sq ft, set in peaceful, very pleasant and well kept grounds, with large spaces between the houses and arguably in the best plot within the site, in a quiet cul-de-sac, with its own private driveway, private mature garden, close to open fields and with good views.

This house had a full refurbishment both inside and out in 2019, when I bought it, bringing it to more contemporary standards with better insulation and comfort. Details further down. I enjoyed living here for the last 6 years. I find the house comfortable, the

neighbours are friendly and the site owner, who lives in the large brick house opposite, is very helpful and on hand to solve any problems. I appreciated living in this semi rural quiet and safe location with a variety of good walks from the front door and yet only 6 miles from central Bristol. I'm only moving out for family reasons.

History:

Originally this house, an Omar Wavemey manufactured in 1983, had a flat roof, single pane windows and very thin walls with a narrow layer of polystyrene sandwiched between 5mm ply wood boards, which were very flimsy and offered poor insulation. It was more of a caravan and less of a house.

In the course of time, a pitched roof with metal tiles was added and the windows and doors were replaced by double glazed plastic frames. More recently, just before I bought it, the bathroom was updated to a wet room with a good shower and new tiles.

Vendor's Comments

The refurbishment:

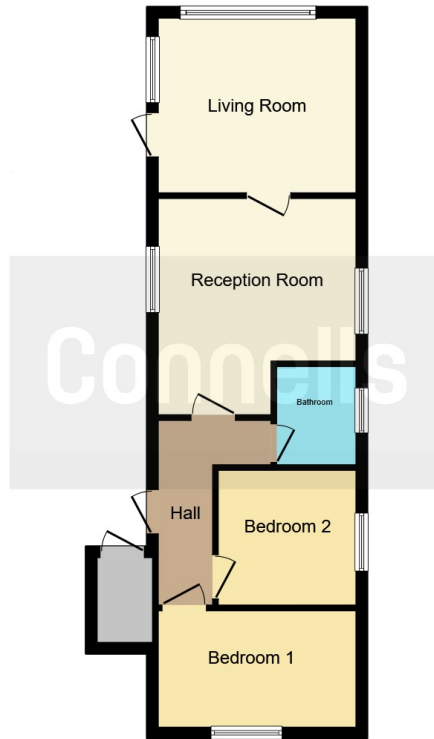
Now, to all the outside walls an extra 2.5mm layer of polyurethane insulation with 9mm marine plywood on top has been added, and finally painted with Resitex, a special waterproof paint for park homes.

Indoors, the walls and ceilings have now been coated with extra 9mm plaster board, covered with special textured wall paper and repainted.









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

To view this property please contact Connells on

T 0117 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/WOT308629

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WOT308629 - 0005