



Connells

Moorhouse Caravans Moorhouse Lane
Hallen Bristol

Moorhouse Caravans Moorhouse Lane Hallen Bristol BS10 7RU

for sale guide price
£50,000



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 one bedroom park home offers spacious accommodation throughout.

Single level accommodation that benefits from both 2023 UPVC 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 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.

Lounge

11' 2" x 9' 9" (3.40m x 2.97m)

Kitchen

9' 9" Max x 11' 1" Max (2.97m Max x 3.38m Max)

Bedroom

9' 11" Max x 7' (3.02m Max x 2.13m)

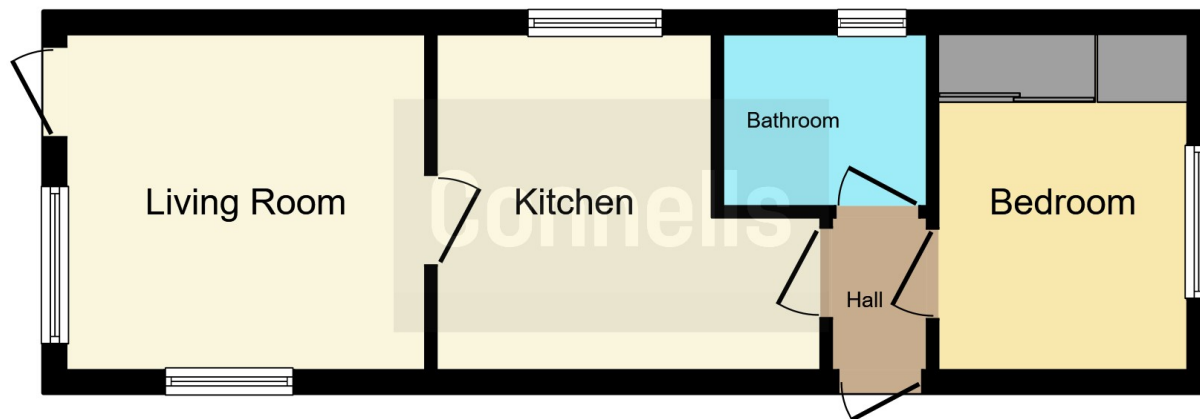
Shower Room

Garden









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

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6 Canford Lane
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EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309021



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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