





**Trimingham House Caravan Park Beacon Road, Trimingham Norwich NR11 8DX** 



## welcome to

## **Trimingham House Caravan Park Beacon Road, Trimingham Norwich**

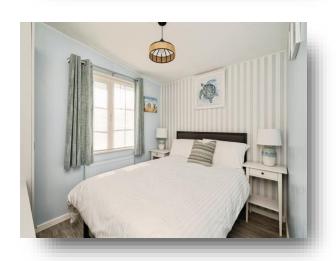
Excellent high end rental potential with the Park open 10.5 months a year

Luxury Holiday/Rental lodge 36ft x 20ft that sleeps six Fully furnished with free standing luxury normal size furniture & fully equipped (including bedding & electrical items) Just bring your toothbrush!













#### **Auctioneer's Comments**

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**Excellent high end rental potential with** the Park open 10.5 months a year Luxury Holiday/Rental lodge 36ft x 20ft that sleeps six Fully furnished with free standing luxury normal size furniture & fully equipped (including bedding & bring electrical items) Just vour renovated to a high toothbrush! standard with parking next to lodge, master bedroom with ensuite further double bedroom with storage & separate bathroom Large Furniture Village corner boiler fired radiator sofa bed, LPG

central heating only 18 moths old serviced & tested, 34 year lease
and dog friendly Pitched at Trimingham
House Holiday Park, Norfolk near
Mundesley which is a quiet exclusive new
spacious development within the park
with barrier access (not your typical 'fish
finger' style layout) with sea views &
10 minute walk from the park to
Trimingham (quiet) Beach.

#### Kitchen / Diner

15' 7" x 9' 7" ( 4.75m x 2.92m )

Front door opens into Kitchen/Diner which is a double aspect room with upvc double glazed windows to front & side aspects and is fitted with a comprehensive range of Shaker style wall & base units comprising cupboards & drawers, work surface over with tiled splash back and inset stainless steel single sink & drainer unit with mixer tap. Built-in LPG gas cooker with cooker hood over, integrated fridge/freezer. Recess spotlighting, radiator and open aspect to Lounge.

#### Lounge

9' 7" x 15' 9" ( 2.92m x 4.80m )

Double aspect room with upvc double glazed window to side, matching French doors to front and radiator. Door to Inner Hall.

#### **Inner Hall**

Built-in storage cupboards, one housing Baxi LPG gas fired central heating boiler, second with hanging space & shelving. Doors to Bedrooms & Bathroom.

#### **Bedroom Two**

7' 9" excl. door recces x 9' 7" ( 2.36m excl. door recces x 2.92m )

Fitted bedroom furniture comprising wardrobe, drawer unit and vanity area, radiator & upvc double glazed window to rear.

#### **Bedroom One**

9' 6" x 9' 8" ( 2.90m x 2.95m )

Radiator & side aspect upvc double glazed window. Door to En-suite.

#### **En-Suite**

5' 5" x 5' 3" ( 1.65m x 1.60m )

Fitted with a matching 3 piece suite comprising corner shower enclosure with thermostatic dual head rainfall style shower unit and glazed doors, vanity unit with cupboard storage & inset wash basin with mixer tap and WC. Extractor fan, heated towel radiator & side aspect opaque double glazed window.

#### **Bathroom**

6' 11" x 6' 1" ( 2.11m x 1.85m )

Fitted with a white suite comprising panel bath with mixer tap, shower attachment & glazed shower screen, WC and vanity unit with cupboard storage unit & inset wash basin with mixer tap, medicine cabinet above. Extractor fan, opaque upvc double glazed window, heated towel radiator & shelving.

#### **Outside**

Balustraded decking to 2 sides with covered seating area and front door opens into Kitchen/Diner.

#### **Agents Note**

34 year lease, Pitch Fees for 2024/2025 season £4825.30





### welcome to

# **Trimingham House Caravan Park Beacon Road, Trimingham Norwich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Two Bedroom Park Home
- Fully Furnished and Great Condition

Tenure: EPC Rating: Exempt Council Tax Band: Deleted

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.



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

## guide price

## £40,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CRM108267



Property Ref: CRM108267 - 0006 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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