



Sunnyview Parkhome Site Grange Lane, Wadworth Doncaster

welcome to

Sunnyview Parkhome Site Grange Lane, Wadworth Doncaster

Situated in this sought after Parkhome development is this spacious immaculately presented parkhome available for over 55's. Benefiting from an open plan layout with a modern kitchen, a master bedroom with dressing room, low maintenance gardens, off road parking and a garage.



Entrance

With a front facing sealed unit door. The entrance is open plan to the dining kitchen and lounge.

Dining Kitchen

14' 3" x 13' 2" (4.34m x 4.01m)

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has a focal island, an electric hob with extractor above, an electric oven and an integrated dishwasher, washing machine and fridge-freezer. There is ceramic tiled flooring, coving and downlights to the ceiling, complimentary tiling, under unit lighting, plinth lighting and a rear facing double glazed bowed window. The dining kitchen is open plan to the lounge.

Lounge

19' 7" x 11' (5.97m x 3.35m)

With a front facing double glazed bowed window, two side facing double glazed bowed windows. downlights and coving to the ceiling and three central heating radiators. The focal point of the room is the feature fireplace housing the electric coal effect stove.

Bedroom

15' x 9' 2" (4.57m x 2.79m)

With a front facing double glazed bowed window, two central heating radiators, coving and downlights to the ceiling, fitted high gloss wardrobes, bedside tables and cupboards which extend over the bed.

Dressing Room

9' x 5' (2.74m x 1.52m)

With a central heating radiator, a wall mounted gas central heating boiler and useful storage.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is a chrome heated towel rail, tiling to the walls and floor, an extractor fan, downlights to the ceiling and a front facing obscure double glazed window.

Outside

To the front of the property there are double gates which give access to the enclosed plot. There is a block paved driveway providing off road parking which extends to the side and rear with a concrete sectional garage.

Garage

With double wooden doors.

Additional Information

The vendor has made us aware that the property is for over 55's only.

There is a monthly ground rent charge of £194.59

There is a quarterly payment of £71.19 for the water/sewage.

Agent's 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)



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- SOUGHT AFTER LOCATION
- AVAILABLE FOR OVER 55'S
- SPACIOUS OPEN PLAN LAYOUT
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE OVER 19 FT IN LENGTH

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.

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124610 - 0002

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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