



**Woodling Crescent, Sandyballs, Godshill Fordingbridge SP6
2JZ**

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fox & sons

welcome to

Woodling Crescent, Sandyballs, Godshill Fordingbridge

A generous sized three bed holiday home with an allocated parking space, located on the sought after site of Sandy Balls holiday park on the edge of the New Forest National Park. This unit is unique and comes with its very own garden!





The Lodge

40' x 12' (12.19m x 3.66m)

welcome to

Woodling Crescent, Sandyballs, Godshill Fordingbridge

- 3 Bedroom purpose built holiday home
- Located in the sought after Sandy balls Holiday Park
- Private Garden
- On the edge of the New Forest National Park
- Allocated Parking Space

Tenure: Leasehold EPC Rating: Exempt

Council Tax: Exempt

£80,000



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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.



Property Ref:
FDB104462 - 0007



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