



Hoburne, Blue Anchor, Minehead TA24 6JT

welcome to

11 Hoburne, Blue Anchor, Minehead

Positioned on the front of this popular holiday park in Blue Anchor. with direct panoramic views over the Bristol Channel towards the Welsh coastline is this immaculately presented 2017 ABI Wilverley, sleeping upto six with gas central heating and wrap around decking ideal for entertaining.



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.

Description

An immaculately presented ABI Wilverley 38' x 12' two bedroom caravan sleeping offering comfortable accommodation for upto Six guests with with open plan sitting/dining room/ kitchen with integrated appliances, double glazing and gas central heating.

Situated at the front of this popular holiday park with stunning uninterrupted sea views, spacious wrap around decking and enjoying 11 months occupancy the property offers a superb opportunity for those looking for a relaxing holiday home.

Location

Situated just moments away from the beach and the breath-taking Quantock Hills, the park provides the ideal backdrop for unforgettable holidays, for families of all ages, Blue Anchor ticks all the boxes for an unforgettable seaside holiday: activities in the pool, fossil hunting along the coast and beach walks.

Hoburne at Blue Anchor offers a wide range of facilities with recently refurbished restaurant 'The Bay' offering a varied menu with indoor and outdoor seating available, heated indoor swimming pool, fitness suite with sauna and steam room with crazy golf and an adventure playground for the younger guests.

Agents Note

The property is for sale with complete inventory including all fixtures, fittings and linen ready for immediate use, also included are the external storage lockers, ideal for beach kit.

The site is open from 7th February to the 6th January inclusive and at weekends during the closed period from 5pm on Friday to 9am on the following Monday.



Total floor area 42.9 m² (462 sq.ft.) approx



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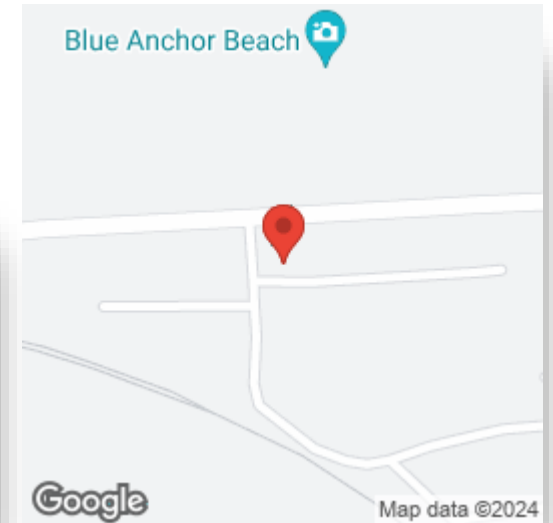
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2017 ABI Wilverley With Stunning Sea Views
- Fully Furnished Including Inventory & Linens

Tenure: EPC Rating: Exempt

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.

guide price

£40,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106682 - 0005

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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