



## 23 MEDINA PARK FOLLY LANE, WHIPPINGHAM , PO32 6NE

£147,950  
LEASEHOLD

A beautifully presented and modernised park home situated on the FULLY RESIDENTIAL park site for the over 50's at Whippingham. Situated favourably near the copse, open lawn area and a short walk to the River Medina. Private garden and plenty of nearby parking. No dogs allowed on the park.

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## 23 MEDINA PARK FOLLY LANE,

- 2 bedroom 36 x 20 Donnington 1979
- Modern and upgraded
- Beautifully presented
- Spacious plot
- Open outlook



### The accommodation with approximate measurements

#### Hallway

Radiator. Cloaks cupboard. Additional storage cupboard.

#### Lounge 17'9" x 9'7"

Double glazed bay windows to front aspect. Double glazed window to side aspect. Radiator. Feature fire with modern surround. TV point. Open plan to:

#### Dining area 9'8" x 6'11"

Double glazed bay window to front aspect. Radiator. Door to:

#### Kitchen 12'4" x 7'10"

Fully fitted modern kitchen with matching wall, base and drawer units. Large larder cupboard. Matching cupboard housing wall hung boiler. White ceramic sink and drainer with mixer tap. Tiled splash back. Space for both dishwasher and washing machine. Induction hob with extractor over. Electric oven. Space for fridge/freezer. Double glazed window and door to rear aspect.

#### Bedroom 12'0" x 9'6"

Double glazed window to rear aspect. Radiator.

#### Bedroom 9'6" x 7'4"

Double glazed window. Radiator.

#### Bathroom 8'5" x 5'4"

Double glazed window. Hand basin with vanity storage. Low level WC. Large walk in shower. Tiled walls. Heated towel rail.

### Outside

Easily maintained garden. Shed and Greenhouse.

### Additional information

Tenure: Licence

Mains; Gas and water. Electric is supplied by the park and invoiced.

10% payback on re-sale

Potential purchasers must be over the age of 50.

No dogs allowed on the park.

Fees: Pitch Fee £140.28 per month

Sewerage fee: £ 15.14 per month

Environment charge : £11.56 per annum

Make: 36 x 20 Donnington 1979



23 MEDINA PARK FOLLY LANE,





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# W | Williams

SALES & LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements