



SAMUEL WOOD

25 The Cliff Park Dinham, Ludlow, Shropshire, SY8 2JF

Asking Price £90,000



This 2 bedroom residential park home sits in a corner position on this delightful over 50's residential site on the outskirts of Ludlow in a rural position yet only a short distance into Ludlow's historic town centre. Accommodation which has the benefit of upvc double glazing and LPG gas-fired heating includes Entrance Hall, Lounge/ Dining Room, Kitchen, 2 Bedrooms both with fitted wardrobes and modern Wet Room. There are small gardens sitting to both front, side, and rear and a single parking space.

- 2 bedroom park home with full residential status
- Lovely location on edge of town
- Corner position on the site
- Gardens front, side and rear
- Designated parking space
- Occupiers must be over the age of 50

Front door opens into

L-shaped Reception Hallway

having door into small shelved cupboard

Sitting Room 19'4" x 11'6" (5.90m x 3.53m)

sits at the front and has 2 windows to front and 1 window to front side. There is a feature fireplace with electric fire fitted.

Kitchen 10'11" x 9'6" (3.33m x 2.90m)

having door and window to rear side, range of matching units to include base cupboards, stainless steel sink unit, cooker, fridge, washing machine will be included. Sliding doors then into a large storage cupboard with shelving and housing the Worcester LPG gas fired boiler.

Bedroom 1 10'10" x 9'5" (3.32m x 2.88m)

has window to rear, fitted wardrobe cupboard with hanging rail and shelf.

Bedroom 2 9'10" x 7'7" (3.00m x 2.33m)

has window to rear elevation and fitted wardrobe cupboards.

Wet Room 6'8" x 5'5" (2.05m x 1.66m)

has window to front side and a suite in white of wash handbasin with vanity cupboard, WC and shower area with shower fitted and tiled splashbacks.

Outside

The property enjoys small garden areas to both front, sides and rear. Whilst there is a right to park a single car in the designated parking bay.

Agents Note

- 1) the property is Leasehold with a charge of £177.12 per month to include ground rent, water and drainage for 24/25 year
- 2) residents must comply with Cliff Park rules; age 50 or above, no more than 1 pet per unit, no commercial vehicles. Please visit CHL website to see the park rules in full www.chlholdings.co.uk
- 3) when you sell the park home in the future 10% of the purchase price is payable to the owners of Cliff Park.
- 4) the site has a license or residential use 12 months of the year.

Services

Mains electricity, windows are double glazed, Lpg gas fired heating, Broadband Basic - 36 Mbp, Superfast - 74 Mbps, Ultrafast - 900 Mbps Flood Risk – Very Low

Local Authority

Shropshire Council

Viewings

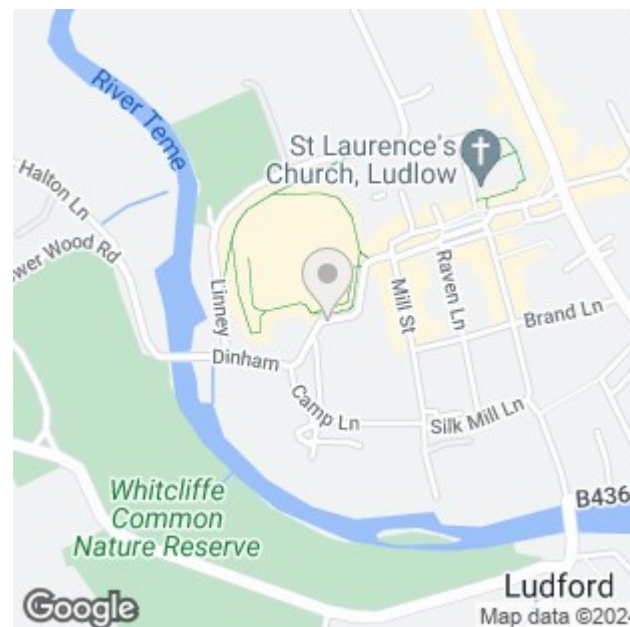
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Floor Plan

Floor area 61.2 m² (659 sq.ft.)

TOTAL: 61.2 m² (659 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk