

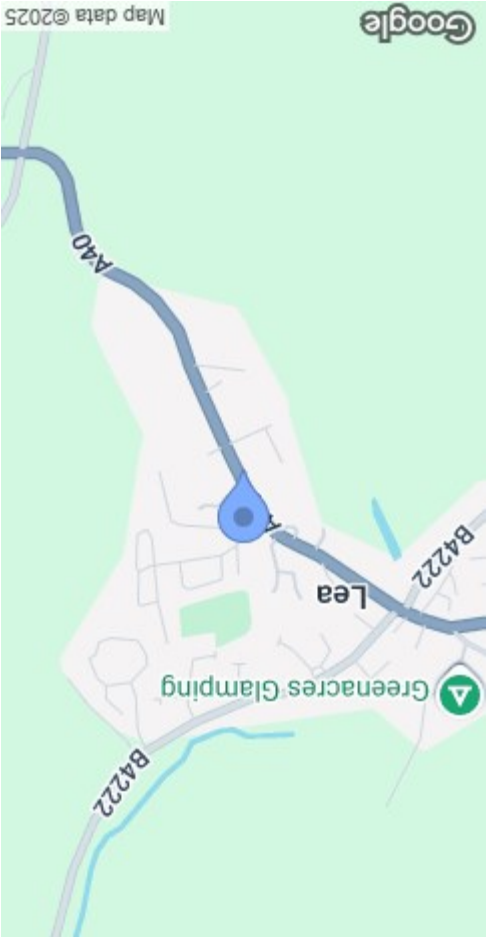


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. They must be used for guidance purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is made with reference to accuracy. Call the agent.



GROUND FLOOR



60 Lea Villa Residential Park
Lea, Ross-On-Wye HR9 7GP

Guide Price £180,000

A BEAUTIFULLY PRESENTED 2018 Stately Albion Goodwood (40' x 20') TWO-BEDROOM PARK HOME for the over 50s, situated on a HIGHLY SOUGHT-AFTER residential site on the edge of the village of Lea, and offered with NO ONWARD CHAIN.

This spacious home features a MASTER BEDROOM with EN-SUITE and WALK-IN WARDROBE, a 22FT. LIVING ROOM and a FULLY FITTED KITCHEN/DINER with integrated appliances plus a SEPARATE UTILITY ROOM.

Additional benefits include DRIVEWAY PARKING for ONE/TWO VEHICLES, a DETACHED SINGLE GARAGE with power, and LOW MAINTENANCE GARDENS surrounding this well-kept property. There is also a USEFUL BUS ROUTE providing convenient connections to the surrounding villages and local amenities.

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.



The property is approached from the side aspect via a secure composite door leading into;

ENTRANCE HALL
Radiator, loft access, doors lead off to the living room, two bedrooms and bathroom.

LIVING ROOM
22'00 x 11'00 (6.71m x 3.35m)
A light and airy room with vaulted ceiling, Tv point, phone point, electric fire, radiator, front and side aspect windows, double doors lead to the kitchen/diner.

KITCHEN/DINER
17'04 x 8'02 (5.28m x 2.49m)
Comprising a range of stylish fully fitted wall and base level units with laminate worktops including breakfast bar and tiled splashbacks, inset 1.5 bowl stainless steel sink unit with drainer, integrated appliances include an eye level double electric oven, gas hob with extractor hood over, fridge/freezer and dishwasher. Radiator, front and side aspect windows. Door leads into;

UTILITY
6'02 x 5'08 (1.88m x 1.73m)
Matching wall and base level units with laminate worktop and tiled splashbacks, inset stainless steel sink unit, cupboard housing the gas-fired combi boiler, cloak cupboard, washing machine, tumble dryer, radiator, obscured double glazed side aspect door.

BEDROOM ONE
11'07 x 9'05 (3.53m x 2.87m)
With large walk-in wardrobe, radiator, Tv point, rear aspect window, door leads into;

EN-SUITE SHOWER ROOM
5'04 x 4'11 (1.63m x 1.50m)
Shower cubicle with mains fed shower, close coupled w.c and vanity handbasin, radiator, shaver point, obscured side aspect window.

BEDROOM TWO
9'05 x 8'04 (2.87m x 2.54m)
Built in double wardrobe, radiator, side aspect window.

BATHROOM
6'05 x 5'06 (1.96m x 1.68m)
Comprising a bath with mains fed shower over, close coupled w.c and vanity hand basin unit, radiator, obscured side aspect window.

OUTSIDE
A block-paved driveway sits to the side of the park home, providing access to a detached single garage (16'00 x 8'04) equipped with power and lighting and to include an upright freezer, a rear window and a personal side door, as well as an up-and-over main door. Steps with handrails on both sides lead into the property. The low-maintenance gardens feature gravelled areas and AstroTurf, with a private rear space suitable for outdoor seating or a table and chairs.

AGENTS NOTE
Ground rent is payable at £168.22pcm. The site owner is Highgrove Parks Ltd.

DIRECTIONS
Upon entering the village of Lea from Ross on Wye on the A40, continue through the village going straight on at the traffic lights. Continue up the hill for approx. 200 yards then turn left into Lea Villa Residential Park. Continue straight over the small bridge and take the first right where the property can be found on your left.

SERVICES
Mains water, electricity, drainage. LPG

WATER RATES
Welsh water- TBC

LOCAL AUTHORITY
Council Tax Band: A
Herefordshire Council, Plough Lane, Hereford HR4 0LE

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

TENURE
Leasehold in Perpetuity. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because all you are buying is the static caravan itself. The land remains the property of the park owner at all times

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)