



68 Reeth Road Caravan Park, Richmond, DL10 4TP
Offers over £20,000



ENTRANCE PORCH

UPVC window to front, power, light, plumbing for automatic washer and door leading in entrance reception.

ENTRANCE RECEPTION

Doors to; kitchen, bedrooms and bathroom/w.c. UPVC window to side and central heating radiator.

KITCHEN 2.978 x 2.665 (9'9" x 8'8")

Single drainer, fitted with a range of base, drawer and wall units with work top surfaces, LPG gas cooker point, void for fridge freezer and microwave. Single radiator, UPVC windows to both sides. Built in cupboard housing the LPG boiler.

LOUNGE 3.341 x 2.989 (10'11" x 9'9")

Bow UPVC window to front, UPVC window and door to side. Central heating radiator and TV point.

BEDROOM 1. 2.990 x 2.245 (9'9" x 7'4")

UPVC window to rear, central heating radiator, built in wardrobes with centre dressing unit and above storage.

BEDROOM 2. 2.403 x 2.182 (7'10" x 7'1")

UPVC window to side, central heating radiator. Built in single wardrobe with above storage.

BATHROOM/W.C

Coloured suite comprising; panelled bath, low level w.c, hand basin with potential for vanity cupboard, central heating radiator, wall mounted mirrored vanity cupboard and tiling to splash areas.


EXTERNALLY

To the front of the property is a garden area having established shrubs and hedging, wrought iron gates lead to the right hand side area having gravelled beds and a path leading round the lodge.

There is a hard standing area to the rear with gravelled beds - an ideal place for potted plants. The path wraps round to the left hand side of the lodge having a diamond shaped paving area.

NOTES

Ground rent : £129 per month
Council Tax: Band A Approx £166 per month
Category: Residential
Bedrooms: 1 Double 1 Single
Manufacturer: Homeseeker
Model: Sunseeker
Home Length: 40 Foot
Home Width: 10 Foot
Sunseeker Park Home 01
Notable upgrades include:
New pitched roof constructed in 2008.
New double glazing fitted in 2011.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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