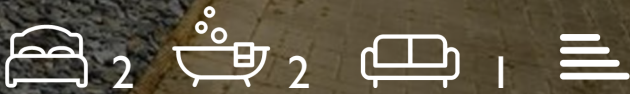




Fengate Mobile Home Park
Peterborough, PE1 5XE

Guide Price £100,000 - Leasehold , Tax Band - A



Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Fengate Mobile Home Park

Peterborough, PE1 5XE

GUIDE PRICE £100,000 - £120,000 OVER 45's Fengate Mobile Home Park offers the perfect blend of comfort and convenience. This charming two-bedroom detached mobile home is ideal for downsizers seeking a well-connected yet peaceful living space. Located within walking distance of Peterborough Train Station, the property provides effortless access to transport links, local amenities, and city attractions. Whether you're looking for a serene retreat or a practical city home, this mobile home is a fantastic opportunity to enjoy the best of both worlds.

Nestled within the sought-after over 55's Fengate Mobile Home Park, this beautifully presented two-bedroom detached mobile home offers a perfect blend of comfort and modern living. The property welcomes you with an inviting entrance hall leading to a spacious lounge/diner, complete with elegant French doors that open to a private, low-maintenance garden. The contemporary kitchen boasts a sleek range of base and eye-level units with integrated appliances, ideal for effortless cooking and entertaining. The home features two generous double bedrooms, with the master benefiting from a stylish en-suite comprising a WC, a wash hand basin, and a cubicle shower. A separate family bathroom with a modern three-piece suite completes the accommodation. Externally, the property offers an enclosed rear garden with a large storage shed, while the front provides access to a gravelled driveway and convenient communal parking. Situated in a well-maintained and peaceful park setting, this home is perfect for those seeking a relaxed yet well-connected lifestyle in Peterborough.

Entrance Hall
3.22 x 0.88 (10'6" x 2'10")

Lounge Diner
5.27 x 5.92 (17'3" x 19'5")

Kitchen
3.27 x 2.91 (10'8" x 9'6")

Master Bedroom
3.35 x 2.90 (10'11" x 9'6")

En-Suite To Master Bedroom
1.54 x 2.05 (5'0" x 6'8")

Bedroom Two
3.35 x 2.91 (10'11" x 9'6")

Bathroom
1.68 x 2.04 (5'6" x 6'8")

EPC - Exempt

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed. Site Fee - £128 per calendar month

IMPORTANT LEGAL INFORMATION

Construction: Mobile Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No



Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space, Driveway Private
Solar Panels: No
Water: Other
Electricity: Mains Supply
Sewerage: Not Known
Heating: Electric Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

