



Westonhill Park, Bridge Lane, Weston-on-trent, Derby,
DE72 2BU
£109,000



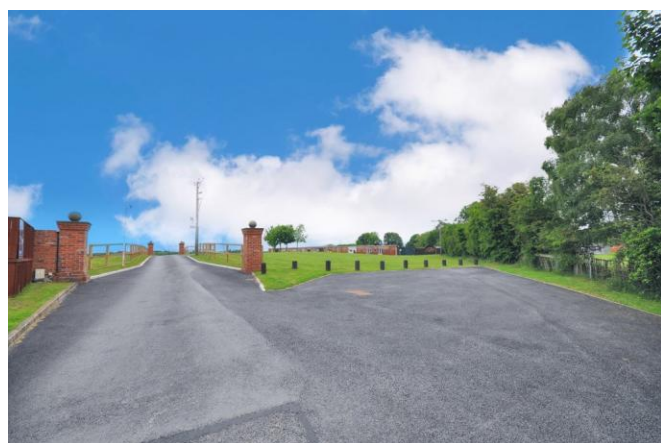
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Acquire Properties are pleased to bring this delightful two bedroomed park home to the market. Nestled in idyllic greenery near the River Trent and Trent and Mersey Canal, it provides an insight in to what the charming village of Weston-on-Trent has to offer. The property offers open plan living, two bedrooms and bathroom all on one, easily accessible level. There is a driveway and private garden with an option for a garage or shed. The development also offers an onsite gym and cycle hire.



ENTRANCE HALL

8' 5" x 2' 5" (2.588m x 0.745m) Entrance through UPVC door with vinyl laminate flooring, gas central heated radiator and central heating thermostat.

KITCHEN

9' 10" x 9' 7" (3.007m x 2.936m) UPVC windows to side elevations, vinyl laminate flooring and gas central heated radiator. With a range of wall and base units there is a fitted electric oven and gas hob with extractor above, stainless steel sink and drainer and space for under counter fridge. Additionally there is a storage cupboard housing the combi boiler.

LIVING ROOM

9' 10" x 9' 7" (3.002m x 2.936m) UPVC windows to front and side elevations, with door leading to raised patio area. Carpeted flooring and gas central heated radiator.

BEDROOM 1

6' 11" x 9' 7" (2.124m x 2.936m) UPVC window to rear elevation, carpeted flooring and gas central heated radiator. Built in storage wardrobes and desk.

BEDROOM 2

4' 0" x 7' 0" (1.241m x 2.141m) UPVC window to side elevation, carpeted flooring and gas central heated radiator.

BATHROOM

4' 2" x 7' 0" (1.291m x 2.141m) UPVC window to side elevation, vinyl laminate flooring and splash back panels. Gas central heated radiator and three piece suite comprising of enclosed shower cubicle, wash hand basin and close coupled toilet.

OUTSIDE

Driveway with lawn and raised patio area. Space for a shed or garage with potential to have water and electric supplies, this can be included at an additional cost.

DISCLAIMER

Please note, this property cannot be purchased with a mortgage. Property itself is freehold, whilst the land is leasehold with no expiry. Monthly pitch fee of £173.93.

Council tax band A.

Bottled gas of which refills are organised and carried out via park management.

Electrics are metered and billed monthly.

Water is fixed rate at £5 per week with one occupant and £8 per week with two occupants.

Communal gym membership available at £20 per month.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.