



Woodlands Residential offers over £120,000

- Council Tax Band - A
- No onward chain
- Exclusive to people aged 50+
- Cash buyers only
- Spacious plot
- EPC Rating: Exempt



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About the property

A well-presented, two-bedroom detached park home in Woodland Residential Park in Treharris. Cash buyers only, Woodlands Park is exclusive to people aged 50+.

The property briefly comprises of a hall leading to the kitchen/diner/ reception room. The property boasts two bedrooms and a shower. Off road parking is provided by a driveway with steps leading to the property.

Ground rent is £214.80 per month. The ground rent at Woodlands Park is payable on the 1st of each month by standing order. Water and Sewerage charges are included. Leasehold on a full security tenure contract under the mobile homes act.

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK



Accommodation

Hall

Reception/Kitchen/Dining Room

13' 4" Max x 19' 1" Max (4.06m Max x 5.82m Max)

Shower Room

Bedroom 1

9' 3" Max x 7' 7" Max (2.82m Max x 2.31m Max)

Bedroom 2

9' 3" Max x 10' 3" Max (2.82m Max x 3.12m Max)

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Floorplan



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Important Information

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