



ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

BEDROOM 1

DRESSING ROOM

SHOWER ROOM ENSUITE

BEDROOM 2

FAMILY BATHROOM



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Waters View Yarwell Mill
 Peterborough, PE8 6EU
 Guide Price £210,000



Waters View Yarwell Mill Peterborough PE8 6EU

This stunning park home truly offers a unique blend of comfort, style, and tranquillity, making it the ideal choice for anyone, over the age of 55, looking to embrace a peaceful lifestyle.

- LUXURY PARK HOME
- LARGE COMPOSITE BALCONY AREA OVERLOOKING THE RIVER
- BEAUFUL KITCHEN DINER WITH FITTED APPLIANCES
- TWO DOUBLE BEDROOMS
- SHOWER ROOM ESNUITE AND WALK-IN DRESSING ROOM TO MAIN BEDROOM
- PARKING FOR TWO VEHICLES NEXT TO THE HOME
- BEAUTIFUL SURROUNDING GROUNDS AND VIEWS FROM THE PROPERTY
- IMMACULATE CONDITION THROUGHOUT
- OVER 55'S DEVELOPMENT
- FOR SALE BY SECURE SALE ONLINE BIDDING - STARTING BID £210,000

Viewings: By appointment
Guide Price £210,000

THE PROPERTY

As you approach the property, you'll find a driveway with parking for two vehicles conveniently located next to the entrance. Behind the drive, a private garden space features lush lawn, providing a tranquil outdoor area. Ascending the stairs leads you to a composite decking balcony that offers picturesque views of the river—a perfect spot for enjoying your morning coffee or unwinding in the evenings.

Upon entering the home, the welcoming entrance hall provides access to all rooms and includes practical storage cupboard space. The spacious living room is a highlight, featuring dual-aspect windows, a high ceiling, and a charming fireplace. Double doors lead seamlessly into the kitchen diner, which stretches the width of the home. This impressive space is equipped with ample storage, generous worktop space, and fitted appliances, including white goods, an oven, hob, and wine cooler. French doors open onto your private balcony, perfect for entertaining and complete with room for furniture and even a hot tub.

The accommodation continues with two well-proportioned double bedrooms, both fitted with additional storage options. The main bedroom features its own walk-in dressing room and a luxurious ensuite shower room with a stylish walk-in shower. A matching three-piece family bathroom, fitted with a jacuzzi bath, completes the home's accommodations, reflecting the same elegant style found throughout.

The property is leasehold and there is a service charge of £343pm which includes plot fee, water, sewage and ground maintenance,

ROOM MEASUREMENTS

ENTRANCE HALL

LIVING ROOM: 12'4" x 18'9" (3.76m x 5.72m)

KITCHEN DINER: 12'1" x 18'9" (3.68m x 5.72m)

BEDROOM 1: 10'7" x 9'2" (3.23m x 2.79m)

DRESSING ROOM: 6'2" x 8'11" (1.88m x 2.72m)

SHOWER ROOM ENSUITE: 5'2" x 8'11" (1.57m x 2.72m)

BEDROOM 2: 10'4" x 9" (3.15m x 2.74m)

FAMILY BATHROOM: 8'1" x 5'5" (2.46m x 1.65m)

SERVICES

Mains water, electricity and drainage are all connected. Gas tank connection. EV charger outside. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

AGENT NOTES

For sale by Secure Sale Online Bidding. Starting bid £210,000. Terms and Conditions apply

AUCTIONEER NOTES

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In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services