



GAME ESTATES

PROPERTY SALES & LETTINGS

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5 Poplars
Coopers Beach
Church Lane
East Mersea
CO5 8TJ

£18,000



Two bedroom caravan

Decking

Hard standing parking

All fixtures and fittings included

Open plan kitchen, diner and lounge

Use of club house, restaurant, bar, covered and open swimming pool

Gas central heating

Pitch fees £3400 per annum

This two bedroom caravan is situated on Coopers Beach Holiday Park, ideal holiday home, the park has a 12 months licence. Concrete off road parking and decking. The asking price includes all furnishings, This is not a residential park. Holiday homes cannot be occupied as a permanent address. 8 year lease remaining.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Entrance Hall

Part glazed entrance door, radiator, gas boiler in cupboard.

Kitchen/dining room & lounge

18' 1" x 11' 8" (5.51m x 3.55m)

Kitchen Gas oven, fridge/freezer, inset stainless steel sink unit with mixer tap, window to side aspect, open to dining area and lounge, windows to front and side aspects, gas fire radiator.

Bedroom 1

10' 0" x 9' 2" (3.05m x 2.79m)

Fitted 4 door wardrobe, window to side aspect, radiator.

Bedroom 2

7' 11" x 5' 5" (2.41m x 1.65m)

Window to side aspect, fitted wardrobe.

Cloakroom

3' 5" x 2' 11" (1.04m x 0.89m)

White close coupled w.c, pedestal wash basin, wall mounted heated towel rail, obscure window to side aspect.

Shower Room

7' 5" x 3' 5" (2.26m x 1.04m)

White, enclosed shower, pedestal wash basin with mixer tap, wall mounted heated towel rail, door to bedroom 1

Pitch fees £3400 per annum

Lease remaining 8 years

