



## Clanna

Alvington, Lydney, GL15 6AN

£175,000



A well presented three-bedroom park home for the over-55s, set within the highly sought-after Clanna Country Park.

This bright and spacious home offers thoughtfully designed accommodation throughout, featuring a generous living room, separate dining room, and a well-appointed kitchen. The master bedroom enjoys the added luxury of an en-suite shower room, while two further well-proportioned bedrooms provide flexible space for guests, hobbies, or a home office.

Outside, the property is surrounded by an attractive wraparound garden, creating a pleasant and private outdoor setting, and further benefits from off-road parking for two vehicles.



**Approached Via:**

Pathway to UPVC part double glazed door.

**Entrance Hallway:**

4'8 x 6'9 (1.42m x 2.06m)

Built in storage cupboard with hanging and shelving space, double panelled radiator and additional shelved storage cupboard.

**Kitchen:**

11'8 x 9'5 (3.56m x 2.87m)

Range of base and eye level units, integrated oven and induction hob, space for washing machine, tumble dryer and dishwasher, sink with drainer, UPVC double glazed window to side aspect, UPVC double glazed door to side and storage cupboard housing boiler.

**Dining Room:**

10'5 x 9'8 (3.18m x 2.95m)

UPVC double glazed window to side aspect, phone point.

**Living Room:**

11'9 x 19'3 (3.58m x 5.87m)

Spacious living space with two large UPVC windows to front aspect, three double panelled radiators and gas fireplace.

**Bathroom:**

6'9 x 7'1 (2.06m x 2.16m)

Bath, W/C, wash hand basin with storage cupboard, bidet, double panelled radiator and UPVC double glazed window to side aspect.

**Bedroom One:**

8'6 x 9'5 (2.59m x 2.87m)

Built in mirrored wardrobes, double panelled radiator, UPVC double glazed window to side aspect.

**En-Suite:**

5'6 x 5'10 (1.68m x 1.78m)

W/C, wash hand basin, shower cubicle and frosted UPVC double glazed window to side aspect.

**Bedroom Two:**

10'6 x 7'7 (3.20m x 2.31m)

Double bedroom with built in mirrored wardrobes, double panelled radiator, UPVC double glazed window to side aspect.

**Bedroom Three:**

8'11 x 6'6 (2.72m x 1.98m)

Sizeable third bedroom with double panelled radiator, UPVC double glazed window to side aspect and WIFI point.

**Outside:**

Low maintenance rear and side gardens comprising of multiple paved and bordered areas and garden shed. This property benefits from being situated at the beginning of the site and the far reaching views over nearby fields.

**Agents Note:**

Ground rent and maintenance charge is £256 per calendar month, to include water rates. The park home benefits from a 12-month residential licence.

**Park Homes:**

When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.

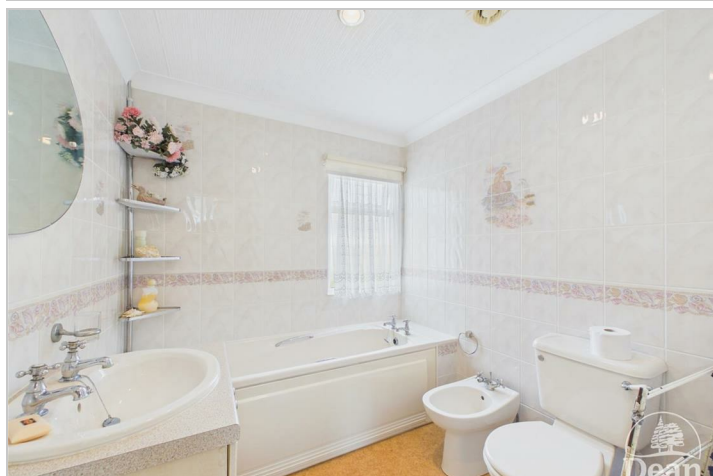
The land remains the property of the park owner at all times. As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate

arrangements for the structure and the land is what makes a park home purchase different from conventional home buying. The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement.

One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the purchase includes the land.

Your rights are protected. In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict

safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



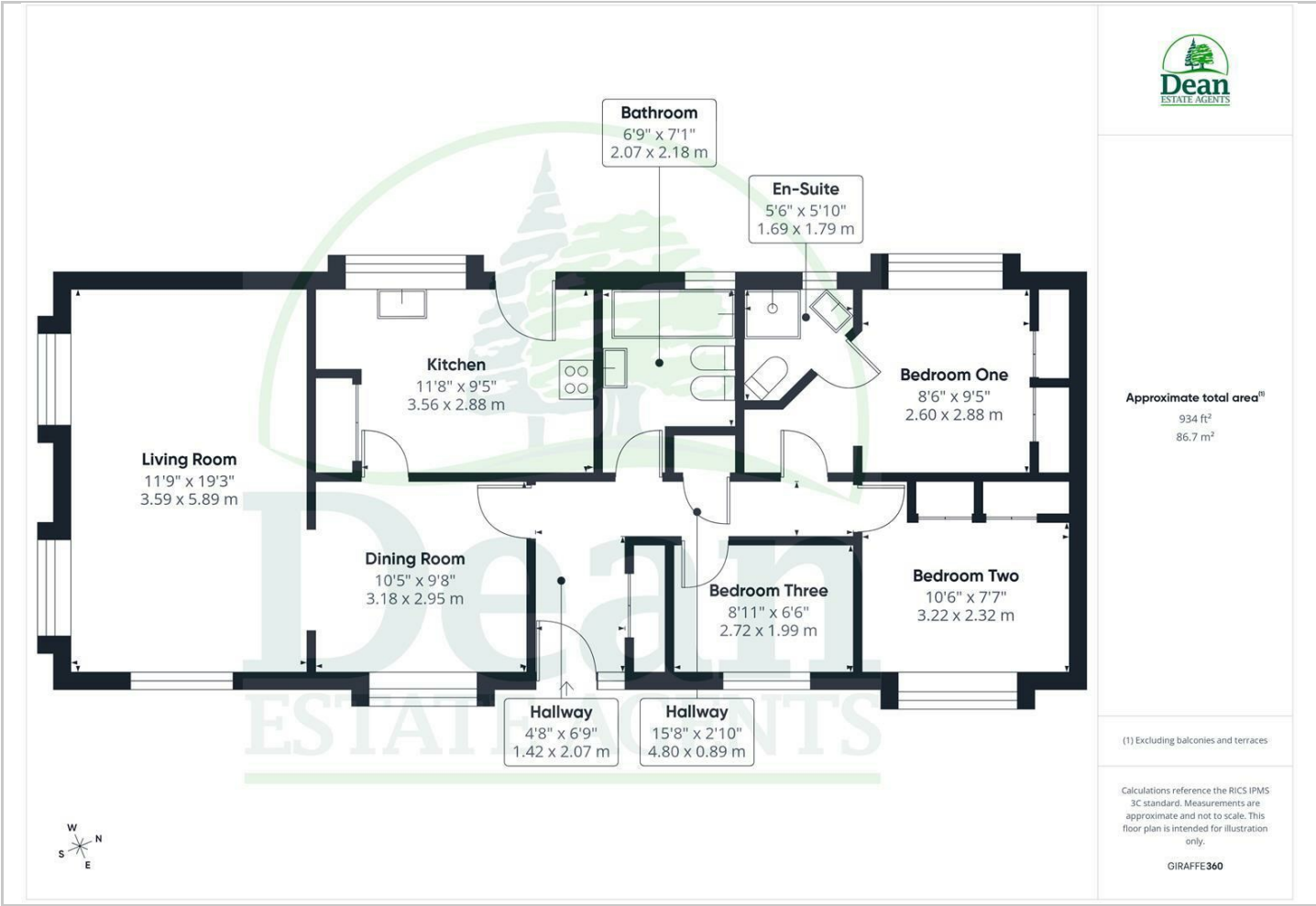
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.