

All reasonable steps have been taken to check the information given to you. These particulars do not constitute a contract for part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

A Google Maps screenshot showing a road network. A thick grey line represents the A38 road, which curves from the bottom left towards the top right. A blue teardrop-shaped marker is placed on the A38 road, indicating a specific location. To the left of the road, a blue line represents Leigh Brook, with the name 'Leigh Brook' written vertically along it. To the right of the road, a blue line represents River Cheet, with the name 'River Cheet' written vertically along it. The background is a light green color representing the terrain.



**16 Fieldview Park
The Leigh, Gloucester GL19 4AA**

 STEVE GOOCH
ESTATE AGENTS | EST 1985

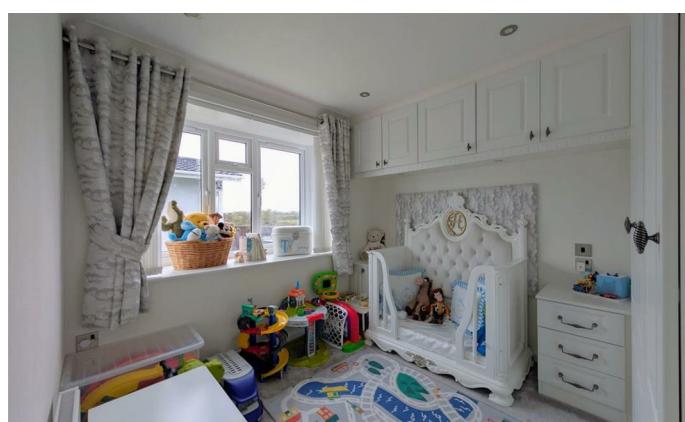
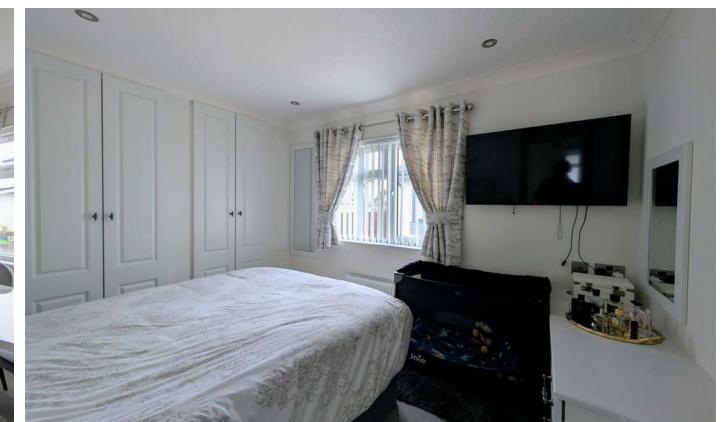
£200,000

Stunning one year old 38ft x 20ft park home for the over 45's with a 19ft fitted kitchen/diner that has built in appliances, a 19ft lounge with a media wall and a flame effect fire, an en-suite shower room and block paved off road parking situated on a small well maintained site.

Accommodation comprises entrance area with a cloaks cupboard, 19ft fitted kitchen/diner, 19ft lounge, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two and the family bathroom with a white suite.

Outside you have a block paved driveway and low maintenance gardens.

The Leigh is a sought-after and picturesque village positioned on the westerly outskirts of Cheltenham, surrounded by beautiful riding and walking countryside yet ideally located for easy access to the centres of Cheltenham, Gloucester, and Tewkesbury.



Upvc double glazed side entrance door leads into:

ENTRANCE AREA

Single radiator, tiled floor, built in cloaks cupboard with a single radiator, opening into:

KITCHEN/DINER

19' x 16'1 (5.79m x 4.90m)

Base and wall mounted units, quartz worktops, single drainer one and a half bowl sink unit with a chrome mixer tap, tiled splashbacks, built in fridge/freezer, electric double oven, ceramic hob with extractor hood over, dishwasher, washing machine and tumble dryer, cupboard housing the Calor gas fired combination boiler, tiled floor, space for table and chairs, two double radiators, downlighters, upvc double glazed window to side elevation, matching door to side elevation, opening into:

LOUNGE

19' x 9'8 (5.79m x 2.95m)

Media wall with a real flame effect fire, tv point, two double radiators, vaulted ceiling with downlighters, upvc double glazed window to side elevation overlooking the surrounding area.

INNER HALLWAY

Access to a boarded loft space via a pull down ladder, coved ceiling with a downlighter.

BEDROOM 1

10'6 x 9'12 (3.20m x 2.74m)

Built in wardrobe, coved ceiling with downlighters, double radiator, tv point, upvc double glazed window to side elevation, through to:

EN-SUITE SHOWER ROOM

5'9 x 4'7 (1.75m x 1.40m)

Corner shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, chrome heated towel rail, shaver point, fully tiled walls, tiled floor, downlighters, extractor fan, Velux roof light.

BEDROOM 2

9'4 x 8'6 (2.84m x 2.59m)

Built in wardrobes, radiator, coved ceiling with downlighters, upvc double glazed window to side elevation.

BATHROOM

6'3 x 5'7 (1.91m x 1.70m)

White suite comprising panelled bath with a mixer tap, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, tiled floor, single radiator, downlighters, extractor fan, upvc double glazed window to side elevation.

OUTSIDE

To the front there is garden that is laid to astroturf and to the side there is block paved off road parking, gravelled and astroturf areas.

To the rear there is a paved area.

SERVICES

Mains water, electricity and drainage. Calor Gas.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: A
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

TENURE

Leasehold.

PITCH FEES

£215.00 Per Calendar Month.

AGENTS NOTE

10% to site owner on re-sale.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester proceed out on the A38 through Longford, Twigworth and Norton into The Leigh where the site can be found set back on the left hand side.