GAME ESTATES
PROPERTY SALES & LETTINGS

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11 Oyster Rise
Church Lane
Coopers Beach
East Mersea
CO5 8TN

£95,000

Three bedroom lodge with uninterrupted views

Willerby Mapleton 2022 40` x 20`

Open plan lounge/kitchen/diner

27 year lease remaining

Large decking 12` x 23` wide

Parking

Excellent condition throughout

Gas central heating

This three bedroom Willerby Mapleton 2022, 40` x 20` lodge is situated on Coopers Beach Holiday Park with uninterrupted views, ideal holiday home, the park has an 11-month licence. The asking price includes all furnishings, This is not a residential park. Holiday homes cannot be occupied as a permanent address. Guest passes with discounts, club house with indoor and outdoor swimming pool.

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.

Open plan Lounge/kitchen/diner
19' 4" x 21' 10" (5.89m x 6.65m)
Patio doors to front decking with sea view, two radiators, window to side aspects, inset sink with mixer tap, wine fridge, integrated washing machine and dishwasher, gas hob, fitted oven, microwave, American Fridge freezer, boiler

Bedroom 1
10' 2" x 9' 8" (3.10m x 2.95m)
Window to the side, radiator, wardrobe and drawers

En-Suite
3' 5" x 8' 8" (1.04m x 2.64m)
Walk in shower, wash basin with mixer tap on a vanity unit, obscure window to the side, close coupled WC, wall mounted heated towel rail.

Bedroom 2
9' 6" x 7' 6" (2.90m x 2.29m)
Window to the side, radiator, open wardrobe.

Bedroom 3
8' 9" x 6' 8" (2.67m x 2.03m)
Obscure window to the side, radiator, wardrobe.

Bathroom
6' 7" x 7' 4" (2.01m x 2.24m)
Obscure window to the side, bath, shower over with shower screen, wall mounted heated towel rail, close coupled WC

Site fees: £7950 Lease remaining: 27 years