

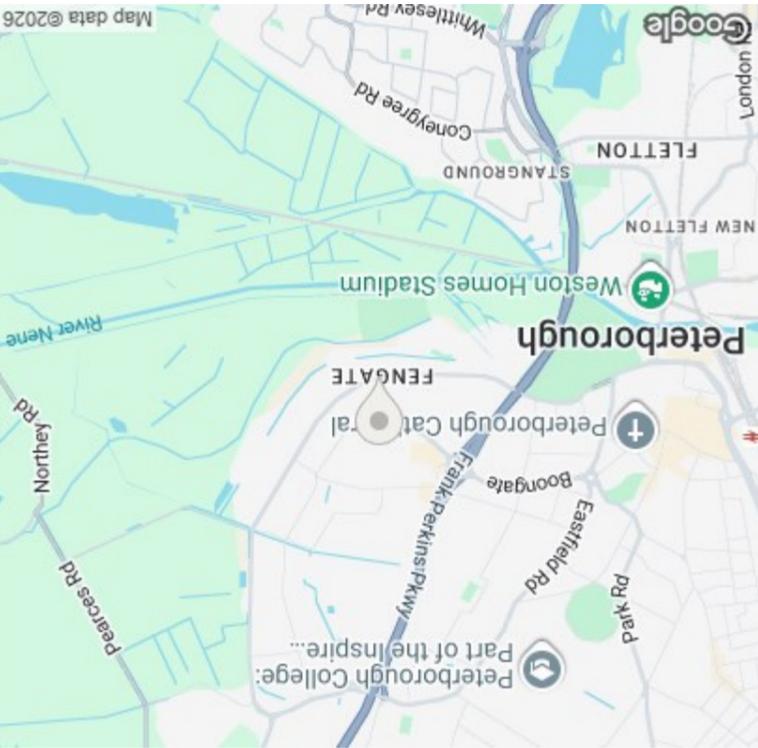
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Area Map

Energy Efficiency Graph



Fengate Mobile Home Park

Peterborough, PE1 5XE

*** Guide Price £70,000 - £80,000 ***

Nestled within the popular over 45's Fengate Mobile Home Park in Peterborough, situated just a stones throw away from the City Centre, this superbly presented double-width park home offers a delightful living experience. With two well-proportioned bedrooms, including a dressing area and an en-suite shower room to the master, this property is designed for comfort and convenience.

The home features a welcoming reception room in the form of a lounge diner, that provides a perfect space for relaxation and entertaining, with the added benefit of a double-glazed patio door to the front elevation. Furthermore, there is a well-presented kitchen with a range of base and eye level units, inner hallway, three piece bathroom with a newly fitted walk in shower, and two good sized bedrooms, with the master featuring an en-suite shower room and dressing area. Externally, there is a garden wrapping around the unit, making an ideal space to sit out and enjoy the weather. The newly fitted gas combi boiler ensures efficient heating, adding to the overall appeal of this charming residence. One of the standout features of this property is that it is offered for sale with no forward chain, allowing for a smooth and hassle-free purchase process. The Fengate Park Development is known for its friendly community atmosphere and convenient location, making it an ideal choice for those seeking a peaceful yet accessible lifestyle. This mobile home is not just a property; it is a place to create lasting memories. Whether you are looking to downsize, or find a new home that you can call yours, this park home presents an excellent opportunity. Do not miss the chance to make this lovely residence your own.

Entrance Porch
0.56 x 0.89 (1'10" x 2'11")

Kitchen
2.60 x 4.04 (8'6" x 13'3")

Hallway
0.93 x 5.00 (3'0" x 16'4")

Lounge Diner
5.38 x 3.22 (17'7" x 10'6")

Master Bedroom
2.60 x 3.85 (8'6" x 12'7")

Dressing Room To Master Bedroom
1.36 x 1.16 (4'5" x 3'9")

En-Suite To Master Bedroom
1.25 x 2.25 (4'1" x 7'4")

Bedroom Two
1.71 x 3.23 (5'7" x 10'7")

Shower Room
1.68 x 2.33 (5'6" x 7'7")

EPC - Exempt

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.

Ground Rent - £2153.40 per annum (£179.45 pcm)

IMPORTANT LEGAL INFORMATION

Construction: Mobile Park Home

Accessibility / Adaptations: None

Building safety: No

Known planning considerations: None



Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Yes
Listed building: No
Permitted development: No
Holiday home rental: Yes
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Bottles
Internet connection: Fttp
Internet Speed:
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

