NO ONWARD CHAIN. Stunningly Presented Two Double Bedroom Detached 55 x 22 Park Home with off road parking, private garden, study and fully fitted open plan kitchen/dining room.

- **Stunningly Presented Two Double Bedroom Detached Park Home**
- **55 x 22 Stately Topaz**
- **Currently 'Leisure License' But Will Be Transferred to a 12 Month 'Residential Licence' Before Sale**
- **Master Bedroom with Ensuite and Dressing Room**
- **Open Plan Fitted Kitchen/Dining Room**
- **Lounge and Separate Fitted Study**
- **Stunning Bathroom**
- **Off Road Parking and Private Garden**
- **Situated on Hill Farm Caravan Park**
- **No Onward Chain**

The Accommodation Comprises:-
Front door into:

Entrance Area:-
Radiator, tiled floor.

Kitchen/Dining Room:- 21' 4'' x 17' 7'' (6.50m x 5.36m) Maximum Measurements
Kitchen area with double glazed window to rear elevation, range of base and eye level units with roll top work surfaces, Butler sink, tiled, Range oven, American style fridge freezer, dishwasher, washing machine, breakfast bar, tiled floor. Dining Area with double glazed window to front elevation, dresser, table and chairs (to remain), radiator, tiled floor.

Lounge:- 21' 1'' x 12' 7'' (6.42m x 3.83m)
Double glazed windows to side and front, French doors to side, radiators.

Study:- 10' 4'' x 6' 7'' (3.15m x 2.01m)
Double glazed window, radiator, fitted desk and units.

Bedroom 1:- 12' 9'' x 12' 4'' (3.88m x 3.76m) Maximum Measurements
Double glazed window to front elevation, radiator, fitted wardrobes, door into:

Dressing Room:-
Radiator, fitted storage units.

Ensuite Shower Room:-
Double glazed window, tiled, tiled walls, close coupled WC, chrome towel rail, sink unit inset vanity unit, extractor fan.

Bedroom 2:- 10' 4'' x 10' (3.15m x 3.05m)
Double glazed window, radiator, fitted wardrobes.

Bathroom:- 10' 8'' x 7' 4'' (3.25m x 2.23m)
Obscured double glazed window to front elevation, radiator, raised bath with Jacuzzi, extractor fan, close coupled WC, sink inset vanity unit, tiled, tiled floor.

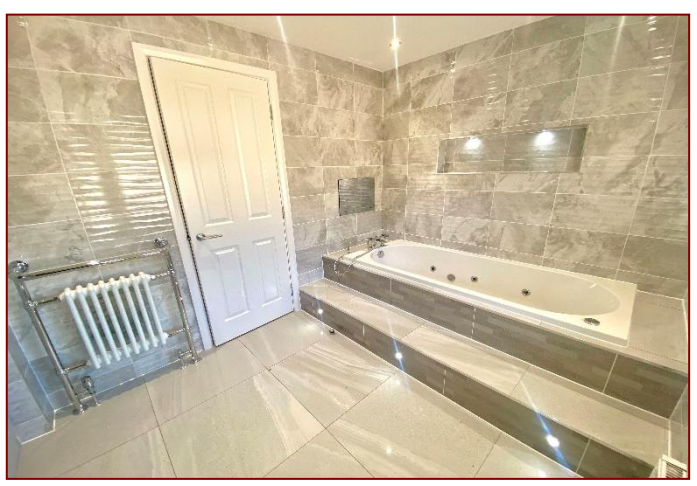
Outside:-
Shingled area to the front and side, shingled area to the side for double length driveway. We understand there will be an enclosed garden area to the side.

Material Information
Council Tax Band: -TBC.
Tenure: - Currently on a leisure licence but to be made a residential licence.
Maintenance: Approx. £399 per month
Property Type: - Park Home
Electricity Supply: - Mains
Gas Supply: - Regularly replenished Site container
Water Supply: - Mains
Sewerage: - Mains with Site Septic Tank
Heating: - Central Heating
Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1600MB: Potential broadband speeds - https://www.openreach.com/fibre-broadband
Mobile signal: Available - check here for all networks - https://checker.ofcom.org.uk/
Parking: Driveway
Flood Risk: - Check at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)?
Fenwicks Estate Agents has further information as provided by current vendor

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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The Property Ombudsman



£399,995

DRAFT DETAILS

Hill Farm Caravan Park, Branches Lane, Sherfield English, Romsey, SO51 6FH

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