



SAMUEL WOOD

14 The Cliff Park Dinham, Ludlow, Shropshire, SY8 2JF

Asking Price £75,000



This detached 2 bedroom residential park home sits in a nice position on this over 50's residential site on the outskirts of Ludlow with fantastic views across the rooftops and under a mile into Ludlow's historic town centre. Accommodation has the benefit of double glazing and Lpg gas fired heating includes: Living Room, Kitchen/Breakfast Room, Rear Hallway, 2 Bedrooms and Bathroom, side Porch. Outside the property has the right to park a car in a designated space, whilst there are gardens to both front, side and rear.

- Delightful 2 Bedroom Park Home
- Lovely location on edge of town
- Fantastic views across the rooftops
- Gardens, front side and rear
- Designated parking space
- Occupiers must be over the age of 50

### Front door opens into the

#### Living Room

Having 2 windows both to frontage with these lovely views across the park and to surrounding countryside. There is a further window to side and a feature fireplace with electric fire and shelved alcove.

#### Kitchen / Breakfast Room

Having windows to both side elevations, breakfast bar, a range of cupboards that include base cupboards, wall cupboards and drawers, heat resistant work surfaces, sink unit, free standing cooker, fridge, freezer and washing machine which are included in the sale. Also housed in here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

#### Hallway

with small linen cupboard with shelving and door to

#### Side Porch

Having door to frontage and door to rear garden

#### Bedroom 1

Having window to rear side and a range of fitted furniture to include, wardrobes, bedside cupboards, high level cupboards and shelving.

#### Bedroom 2

Having window to front side.

#### Bathroom

Having window to front side and a suite in white of wc, pedestal wash hand basin and panelled bath with electric shower over with shower attachment.

#### Outside:

The property enjoys a single parking space in the communal carpark and the property enjoys gardens to both front, both sides and rear. The front garden has been paved for ease of maintenance. Pathway then leads up the side through the porch into the rear garden. The rear garden has been paved for ease of maintenance with terraced seating areas, well established borders and high board fencing to rear elevation aiding privacy. There are 2 useful garden sheds and then pathway then leads down the other side of the property where there are paved and gravelled areas and that pathway then leads back to the frontage.

#### Services:

Mains electricity, windows are double glazed, Lpg gas fired heating, Broadband - 36 Mbps, Superfast - 74 Mbps, Ultrafast - 900 Mbps, Flood Risk - No Risk,

#### Agents Notes:

1. The property is Leasehold with a charge of £176.78 per month to include ground rent, water and drainage for the 2026 year
2. The property has a designated parking space with further visitor's space available
3. Purchasers need to be over the age of 50
4. 90% of the purchase price is payable to the current owner whilst the remainder 10% is payable to the park.
5. Park Rules apply regarding pets, no more than 1 cat or dog and vehicles only a car. A copy of the park home rules is available on the CHL Holdings website [www.chlholdings.co.uk](http://www.chlholdings.co.uk) or from the agents office.

#### Local Authority:

Shropshire, Council Tax Band - A.

#### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

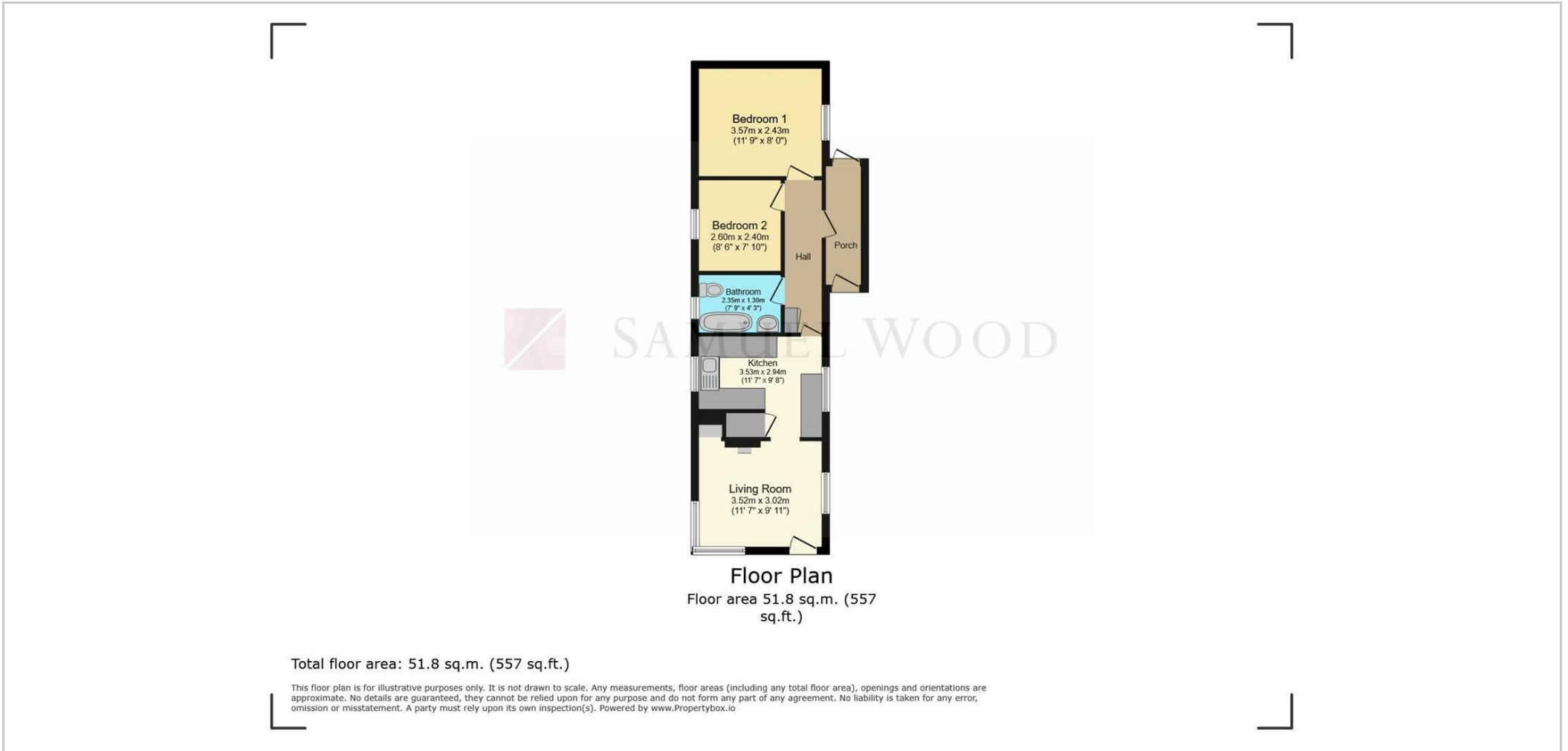
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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