

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 of 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 guarantees. 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 any 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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

Energy Efficiency Graph



Area Map

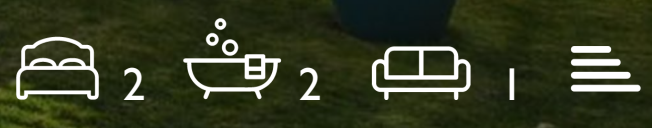


Floor Plan



Waters View
Yarwell, Peterborough, PE8 6EU

£194,950 - Leasehold , Tax Band - A



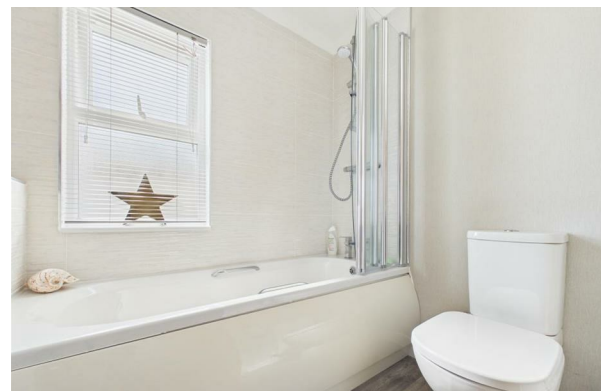
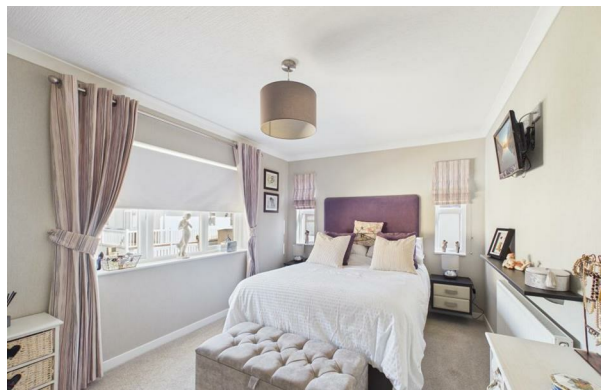
Waters View

Yarwell, Peterborough, PE8 6EU

A beautifully positioned two bedroom detached park home at Waters View, Yarwell Mill, offered with no forward chain and enjoying stunning river views. The property features a spacious open plan living area, en-suite to the master bedroom, a separate study, and an impressive wraparound balcony. Further benefits include off road parking for two vehicles and convenient access to a local café and nearby amenities.

Set within the sought after Yarwell Mill development, this two bedroom detached park home offers a rare opportunity to acquire a property in a picturesque riverside setting. Offered with no forward chain, the home is ideal for those seeking a peaceful lifestyle with scenic surroundings. The accommodation is well arranged, beginning with an entrance hall leading through to a bright and spacious open plan living, kitchen, and dining area. This sociable space is filled with natural light and provides direct access onto a generous balcony, perfectly positioned to take in the river views and ideal for outdoor seating and entertaining. The master bedroom is a well proportioned double room, benefitting from its own en suite shower room. A second bedroom offers versatility for guests, while a separate study provides an excellent space for home working or hobbies. A modern family bathroom serves the remaining accommodation. Externally, the standout feature is the extensive balcony space which wraps around the property, creating a seamless connection between indoor and outdoor living while making the most of the tranquil waterside outlook. The property also benefits from off road parking for two cars. Located close to a local café and a range of amenities, this attractive home combines comfort, convenience, and an enviable setting, making it an excellent choice for downsizers or those looking for a relaxing retreat.

- Entrance Hall**
1.08 x 2.54 (3'6" x 8'3")
- Lounge**
5.36 x 3.18 (17'7" x 10'5")
- Kitchen/Dining Area**
7.02 x 2.48 (23'0" x 8'1")
- Balcony**
2.38 x 7.19 (7'9" x 23'7")
- Balcony**
3.79 x 1.09 (12'5" x 3'6")
- Hallway**
4.22 x 1.07 (13'10" x 3'6")
- Office**
1/53 x 1.78 (3'3"/173'10" x 5'10")
- Master Bedroom**
4.30 x 2.79 (14'1" x 9'1")
- En-Suite To Master Bedroom**
1.90 x 2.78 (6'2" x 9'1")
- Bedroom Two**
2.51 x 2.77 (8'2" x 9'1")
- Bathroom**
2.00 x 1.77 (6'6" x 5'9")
- 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.
Years Remaining on the lease - 994 years
Ground rent and service charge - £4120.68 per annum (£343.39 per month)
- IMPORTANT LEGAL INFORMATION**
Construction: Park Home
Accessibility / Adaptations: Level Access Shower
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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
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: Yes
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Lpg
Internet connection: Fttp
Internet Speed: TBC
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.

