

DRAKES

ESTATE AGENTS



Oak Tree Farm, Earlswood, B94 5LL

£90,000

- A Spacious Park Home For The Over 55's
- In Need Of Modernisation
- No Upward Chain
- Three Bedrooms
- Spacious Dual Aspect Lounge Diner
- Kitchen
- Utility Room
- Entrance/Sitting Room
- Shower Room
- Private Rear Garden & Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Entrance/Sitting Room to front - 3.05m x 2.29m (10'0" x 7'6")

Utility Room to rear - 2.34m x 2.87m (7'8" x 9'5")

Kitchen to front - 3.15m x 2.95m (10'4" x 9'8")

Shower Room to rear - 2.34m x 1.93m (7'8" x 6'4")

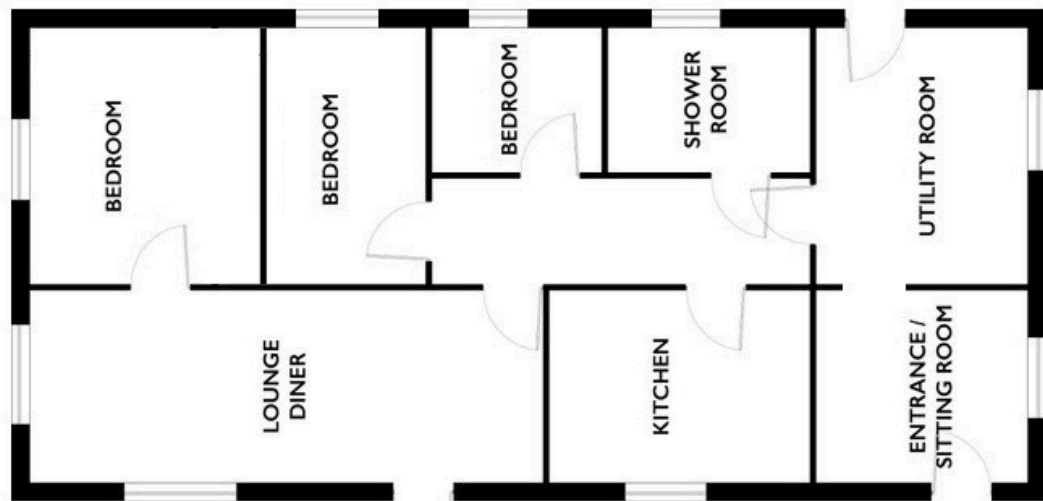
Spacious Dual Aspect Lounge Diner - 6.43m x 2.92m (21'1" x 9'7")

Bedroom One to rear - 2.82m x 2.92m (9'3" x 9'7")

Bedroom Two to rear - 2.92m x 2.59m (9'7" x 8'6")

Bedroom Three/Study to rear - 1.96m x 1.63m (6'5" x 5'4")

A spacious three bedroom park home for the over 55's, occupying a delightful plot with the added benefit of no upward chain. Offering excellent potential for modernisation, the accommodation includes a generous lounge diner, kitchen, utility room, entrance/sitting room, shower room, private rear garden and off road parking.



COUNCIL TAX BAND: A

Age Restriction - Over 55's Only

We believe that there is park home/site fee payable of approx £199.40 per calendar month which includes water and is made payable to Hartley Park Homes.

On the HMRC website it does advise that if you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission. We do advise you to check this with the park home owners.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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