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68 Severn Bank Park, Stourport-On-Severn, DY13 8DD

This well presented park home is available with the distinct advantage of No Upward Chain and is located on the popular Severn Bank Park site which situated between the two popular towns of Stourport on Severn and Bewdley and sits amongst beautiful countryside and offers picturesque Riverside walks. The pleasant in interior is spacious in its offering and briefly comprises an lounge diner, kitchen, two bedrooms, ensuite shower room and bathroom. Benefitting further from double glazing, gas central heating, parking and garden area. Book your viewing today to appreciate the property, its location and position on offer.
* Available as cash offers only and over 45's.

Council Tax - Band A.
EPC - Exempt.

Offers Around £179,950

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Entrance Door
Located to the side and opening to the hall.

Hall
With doors to both the lounge diner, kitchen, bedrooms, and bathroom, plus two storage cupboards, loft hatch, and radiator.

Lounge Diner
20'11" max, 12'1" min x 19'4" max, 10'2" min (6.40m max, 3.70m min x 5.90m max, 3.10m min)

Lounge Area

Having double glazed windows to the front, patio doors to the side, electric fire with surround, three radiators, and coving to the ceiling.

Dining Area

Having a radiator, and coving to the ceiling.

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Kitchen
10'2" x 9'2" (3.10m x 2.80m)

Fitted with wall and base units having a complementary work surface over, built in oven and hob with extractor fan over, single drainer sink unit with mixer tap, plumbing for domestic appliance, space for domestic appliance, tiled splash backs, double glazed window to the side, coving to the ceiling. Archway separates an additional area having wall and base units with worksurface over, concealed boiler, plumbing for washing machine, and double glazed window to the side.

Bedroom One
12'1" x 9'2" (3.70m x 2.80m)

Having a double glazed window to the side, fitted wardrobe and vanity unit, radiator, and door to the ensuite shower room.

Ensuite Shower Room

Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, storage cupboard, radiator, coving to the ceiling, and double glazed window to the rear.

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Bedroom Two
12'5" x 9'6" (3.80m x 2.90m)

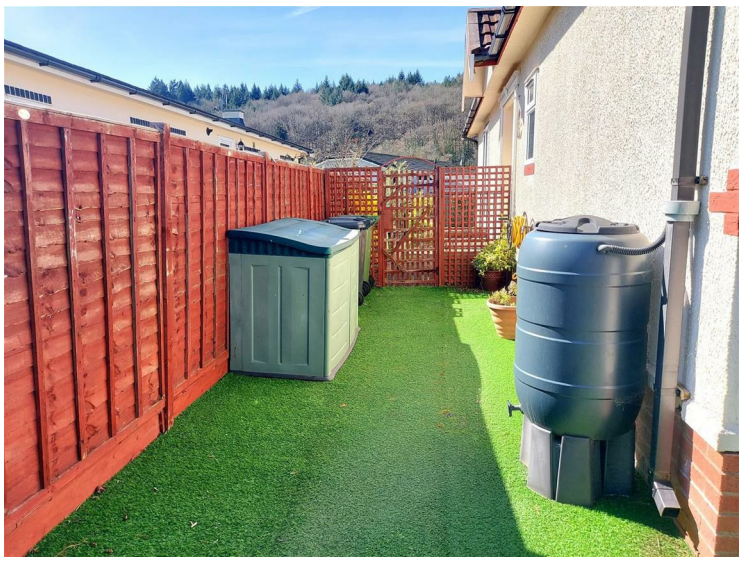
With a double glazed window to the rear, radiator, coving to the ceiling, fitted wardrobes, bedsides, and overhead bed units.

Bathroom

Fitted with a bath with shower attachment to the taps, pedestal wash basin, w/c, radiator, coving to the ceiling, and double glazed window to the side.

Outside

Gardens



Severn Bank Park

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Local Area

Council Tax
Wyre Forest DC - Band A.

Property Transfer
The sale of the Park Home will comply with the transfer in accordance to the Mobile Homes Act 1983, recently amended in 2013. The Transfer should be as per the current Legislation, this being as per the Fact Sheet dated July 2013, having been prepared by the Department for Communities and Local Government, entitled "Buying a Park Home". The document may be down-loaded from www.gov.uk/park-homes-guidance. Alternatively please copy the following link in to your web browser for direct access to it - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/236394/Buying_a_park_home-_factsheet.pdf - Should you not have access to the internet, a copy can be posted on request. The key legislation governing the selling and gifting of park homes is contained in Chapter 2 of Part 1 of Schedule 1 to the Mobile Homes Act (as amended) and in the Mobile Homes (Selling and Gifting) (England) Regulations 2013.

Agents Note
When purchasing a park home we recommend taking advice from a solicitor or another professional - independent from the seller or site owner due to the obligations required by both seller and buyer. There are often specific requirements to purchase a property of this type along with site rules and regulations, include service charges and commission payable to the site owners on sale.

Intending purchasers should satisfy themselves about any such requirements including specific restrictions on occupancy and residential use of the home, along with payable charges.

Services
The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Leasehold not verified
The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

As of April 2025 the seller has informed us of the following information;

Current service charge £203.53p per month, £2442.36p annually

Fixtures & Fittings
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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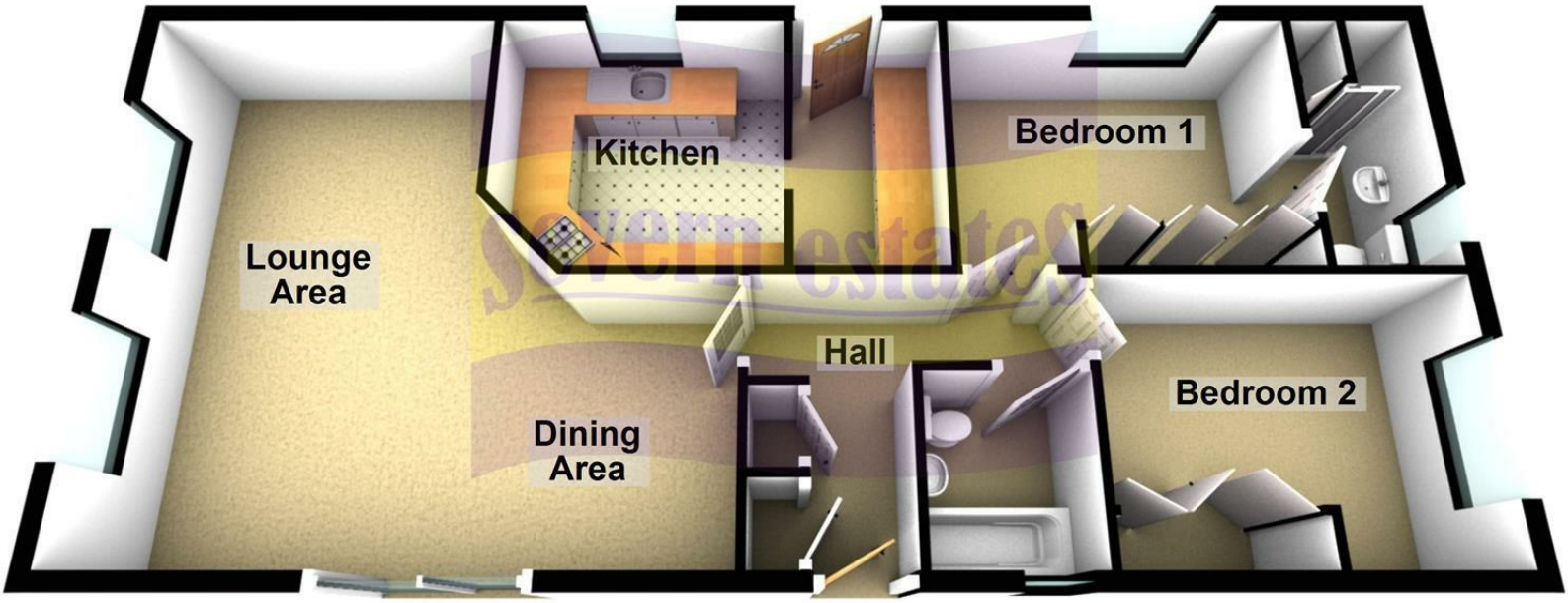
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