4B Wyeside Caravan Park
Bishopswood, Ross-On-Wye HR9 5QX





Approximate total area[1]
642 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£155,000

TWO BEDROOM BRAND NEW DETACHED PARK HOME for Over 45s, enjoying STUNNING RIVER WYE VIEWS and a picturesque setting with SCENIC RIVERSIDE AND COUNTRYSIDE WALKS CLOSE BY. The property benefits from OFF-ROAD PARKING, spacious OPEN-PLAN LIVING, an EN-SUITE to the MASTER BEDROOM with WALK-IN WARDROBES, LPG CENTRAL HEATING and DOUBLE GLAZING, all being offered with NO ONWARD CHAIN. The 'WILLERBY', measuring approximately 36ft x 20ft, comes FULLY FURNISHED with INTEGRATED APPLIANCES INCLUDED, providing a stylish and ready-to-move-into home in an enviable riverside location.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.

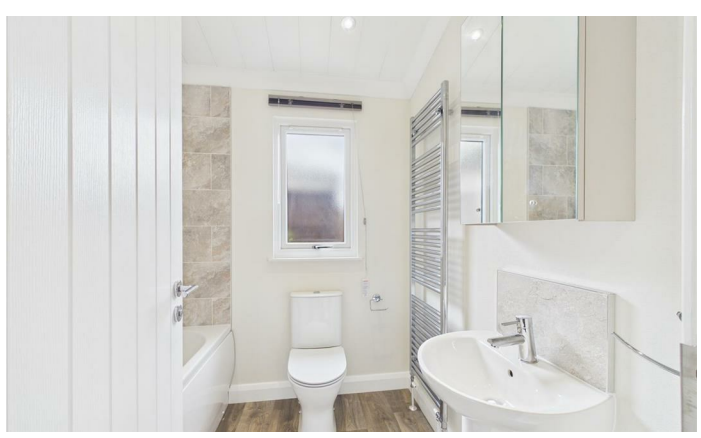














Property accessed via steps into the decking leading to the front door, obscure glazed panel door into:

OPEN PLAN LIVING AREA / KITCHEN
19'3 x 17'6 (5.87m x 5.33m)
Vaulted ceilings, bluetooth speakers, dining room / lounge. Range of base and wall mounted unit, wood effect worktops, matching upstands, power points, integrated fridge and freezer, double oven, gas hob with extractor fan over, dishwasher, island unit with further cupboard storage, seating space, two vertical radiators, double radiator, feature fireplace with electric wood burning stove, front and rear aspect UPVC double glazed window, bi fold doors leading to the decking, door into:

INNER HALL
Power points.

BEDROOM ONE
9'10 x 9'4 (3.00m x 2.84m)
Vaulted ceiling, coving, power points, radiator, two side aspect UPVC double glazed windows, door to:

EN SUITE
White suite comprising close coupled WC, pedestal wash hand basin with mono block mixer tap over, quadrant shower cubicle with shower attachment, extractor fan, wood effect flooring, radiator, side aspect UPVC window.

WALK-IN WARDROBE
Ceiling light, hanging rail, shelving, radiator.

BEDROOM TWO
9'3 x 7'9 (2.82m x 2.36m)
Vaulted ceiling, coving, power points, single radiator, rear aspect UPVC double glazed window, opening into:

WALK-IN WARDROBE
Hanging rail and shelving, drawers, radiator.

BATHROOM
6'6 x 5'10 (1.98m x 1.78m)
White suite comprising close coupled WC, pedestal wash hand basin with mono block mixer tap. tiled splash back, modern side panelled bath with mixer tap and tiled surround, extractor fan, wood effect flooring, double radiator, side aspect UPVC double glazed window.

OUTSIDE
Decking area to the front, outside lighting, to the side and rear is a small garden area, parking space for one vehicle.

SERVICES
Mains water and electric, LPG heating and Septic Tank.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water.

LOCAL AUTHORITY
Council Tax Band: A
Herefordshire Council, Plough Lane, Hereford HR4 0LE

TENURE
Leasehold in Perpetuity. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because all you are buying is the static caravan itself. The land remains the property of the park owner at all times.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Mitcheldean, proceed towards Drybrook and continue through the village, following signs for Ruardean and Lydbrook. Continue through Ruardean and descend into Lydbrook, then join the B4234 towards Ross-on-Wye/Bishopswood. Follow the B4234 alongside the River Wye into Bishopswood, where Wyeside Caravan Park can be found along this road. Continue into the park and follow the one way system to the left to locate No. 4B.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.