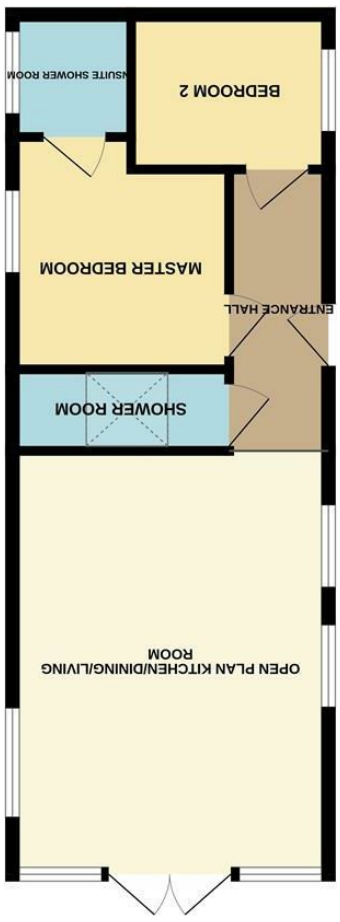

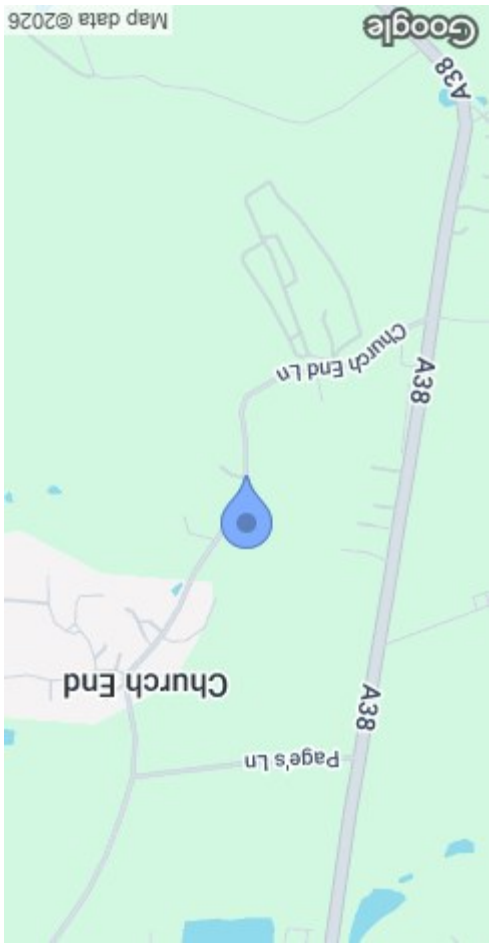

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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61 Sunset View Caravan Park Churchend

Twyning, Tewkesbury GL20 6DA

STEVE GOOCH
ESTATE AGENTS | EST 1985

£60,000

A BEAUTIFULLY PRESENTED HOLIDAY HOME being an AMBLESIDE measuring 41ft x 13ft being 7 years old on this EXCLUSIVE SITE all offered with NO ONWARD CHAIN.

The accommodation comprises ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/LIVING ROOM, SHOWER ROOM and TWO BEDROOMS MASTER with EN-SUITE.

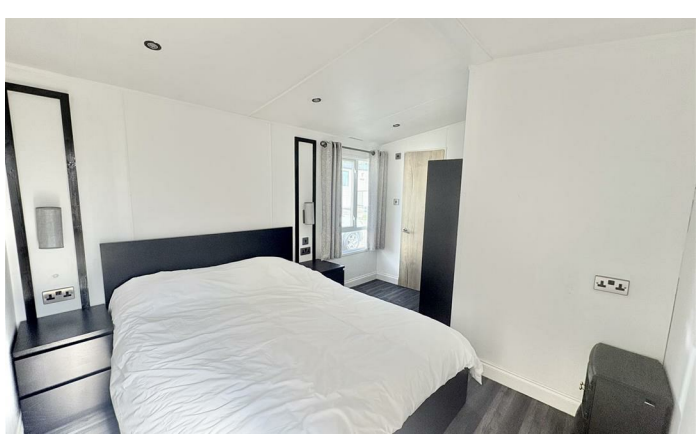
The additional benefits include GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING for TWO VEHICLES, LICENCE of 13 years remaining, ENCLOSED COURTYARD, ELEVATED SEATING AREA overlooking a PLEASANT OPEN ASPECT.

The site operates a one way system and has gravelled driveways and is beautifully maintained. There are no age restrictions for the site and pets are allowed as 1 cat or 1 dog.

The market town of Tewkesbury offers amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, etc.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

For the commuter access can be gained to the M5 motorway (junction 9) approximately 2-3 miles away from Tewkesbury for connection with the M50 motorway, linking up the Midlands, and the North, Wales, London and the South.



Part opaque glazed upvc door leads into:

ENTRANCE HALL
Cupboard housing the gas fired central heating system providing hot water and central heating, radiator, wall mounted mirror, seat, hanging coat hooks, opening through to:

KITCHEN/DINING/LIVING ROOM
18'3" x 12'5" (5.58m x 3.80m)
A blue modern kitchen comprising a range of base, drawer and wall mounted units, integral washing machine, integral dishwasher, double oven, integral microwave, integral fridge/freezer, five ring gas hob with tiled splashback and extractor fan over, display unit, moulded sink with mixer tap and splashbacks, breakfast bar, inset ceiling spotlights, vaulted ceiling.

LIVING AREA
Media wall with space for a tv, electric coal effect fire, radiator, power points, three upvc double glazed windows to both side aspect, upvc double glazed French doors with matching glazed side panels to either side leading onto a large patio area with iron railings.

SHOWER ROOM
Modern ceramic wash hand basin with a vanity unit and shelving below, storage cupboard, low level w.c., part tiled shower cubicle, wall mounted mirror, heated towel rail, Velux roof light.

BEDROOM 1
12'4" x 9'6" (3.76m x 2.9m)
Built in bedside cabinets and king size bed, double wardrobe, power points, bedside lights, upvc double glazed window to side aspect, door into:

EN-SUITE SHOWER ROOM
White suite comprising low level w.c., modern ceramic wash hand basin with a vanity unit below, tiled double shower cubicle, storage cupboard, wall mounted heated towel rail., upvc double glazed opaque window to side aspect.

BEDROOM 2
8'2" x 6'5" (2.51m x 1.98m)
Currently used as a dressing room having triple wardrobes, drawers and dressing table, wall mounted mirror. Formerly had two twin beds.

OUTSIDE
To the front of the property there is a paved driveway providing off road parking for two vehicles, retaining brick wall and gated access into a paved and gravelled courtyard enclosed by a further gate and close board fencing having a lovely outlook.

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.

LOCAL AUTHORITY
Council Tax Band: A
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

SERVICES
Electricity - Pay As You Go
Gas - Bottles
01/09/26 - 31/11/26 - Water Supply Pumping Station Costs Including Emptying - £54.79 paid quarterley

TENURE
Leasehold.

PITCH FEES
01/09/26 - 31/11/26 - £994.90. paid quarterley.

AGENTS NOTE
The holiday park is open 365 days a year but an alternative main residence address is required to purchase this property.

AGENTS NOTE
15% to site owner on re-sale.

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
On leaving Tewkesbury High Street proceed along Mythe Road turning right into Church End proceed along here where the entrance to the site can be located on the right hand side. The site is restricted to 5 miles an hour. Proceed down the track and take the right turn into the next road and proceed along here and turn left and the property can be found on the right hand side.