



36 Clanna Country Park

Alvington, Lydney, GL15 6AN

Offers In The Region Of £176,000



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*** VIRTUAL TOUR AVAILABLE *** Welcome to this charming park home located in the serene village of Clanna, Alvington. This property boasts two reception rooms, three bedrooms and two shower rooms, offering ample space for comfortable living.

Situated amidst picturesque countryside views, this park home provides a tranquil and peaceful setting, perfect for those seeking a quiet retreat. The well-manicured gardens surrounding the property add to the overall charm and provide a lovely outdoor space to relax and unwind.

With parking available for up to three vehicles, convenience is at your doorstep. The off-road parking ensures that you and your guests will always have a place to park without any hassle.

This park home offers a wonderful opportunity to embrace a relaxed lifestyle in a beautiful rural setting. Don't miss the chance to make this lovely property your own and enjoy the best of countryside living.



Approached via either side of the dwelling with UPVC double glazed door into the entrance hall or opposing side aspect entrance into the kitchen.

Entrance Hallway:

A welcoming entrance hall with access to all rooms throughout.

Lounge:

A deceptively spacious lounge with beautiful countryside views through the full length UPVC double glazed windows to the front aspect. Sliding patio doors out a peaceful seating area to the side of the property. Recess ceiling lights, carpet flooring, radiators, power points & T.V point.

Dining Room:

Solid wood parquet flooring, window to side aspect, spotlights, power points. Leading through to kitchen & hallway.

Kitchen:

A range of solid oak wall base & drawer units, stainless steel sink with mixer tap & drainer, integrated eye level electric oven & grill, four-ring gas hob with extractor hood over, washing machine housed in under worktop cupboard, power points, radiator, recess ceiling lights. Door leading to side aspect.

Bedroom One:

A large double bedroom, benefiting from two fitted mirrored double wardrobes, drawers and over bed cupboards, UPVC double glazed windows to side and rear aspect. Carpet flooring, radiator, power points, ceiling light. Door to en-suite.

En-suite:

Shower cubicle, wash hand basin, WC, frosted window to side aspect.

Bedroom Two:

UPVC double glazed window to side aspect, built in storage, over bed cupboards, radiator, power points, ceiling light.

Bedroom Three/Office:

UPVC double glazed window to side aspect, radiator, power points, ceiling light.

Bathroom:

Shower cubicle, wash hand basin, WC, frosted window to side aspect, tiled splashbacks.

Outside:

To the rear - A private enclosed well manicured garden, offering a lovely seating area perfect for those warm summer days. A great size storage shed, side access on both sides of the park home.

To the front - A driveway offering parking for 3 vehicles.

Note:

We are advised that this property is a 12-month residential park home site, and this particular property has a 10-month occupancy licence, which means you are able to take this break from site, at any stage of the 12 months. The ground rent is currently £238.00 per month which includes water and sewage, there is an annual ground rent review during February. Site terms and conditions are supplied upon an offer being accepted.

Park Homes

When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period.

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.

The land remains the property of the park owner at all times.

As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.

The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement. One result of this is that mortgages are not available for

park homes. This is because a mortgage only applies when the purchase includes the land.

Your rights are protected

In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

Road Map



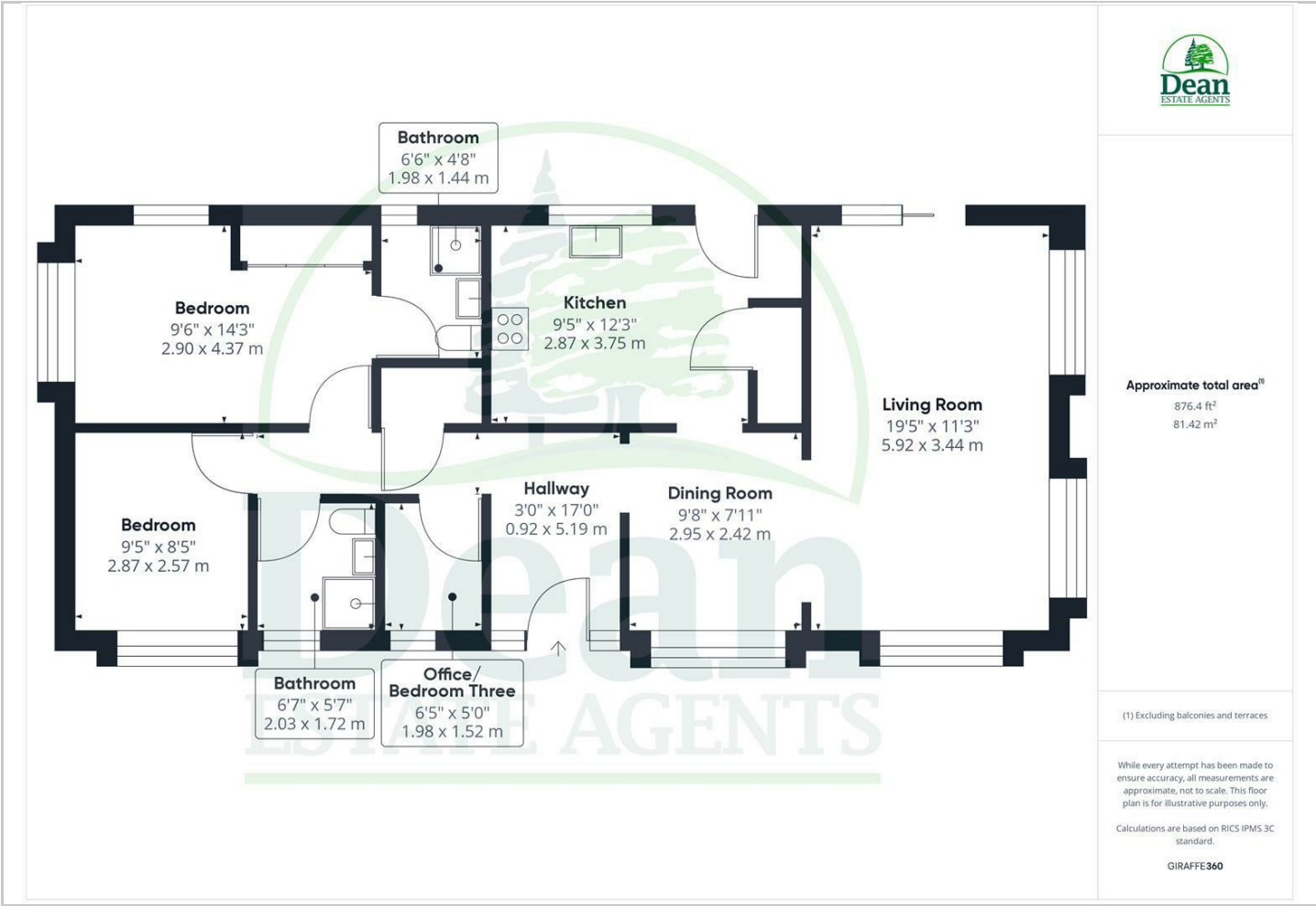
Hybrid Map



Terrain Map



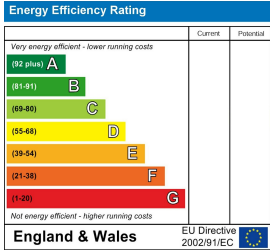
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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