



- 2018 CARABUILD
- CASH PURCHASE ONLY
- TWO BEDROOMS
- BACKING ONTO RIVER LYNCH

Essex Road, Hoddesdon, EN11 0AS

CARABUILD 2018 BUILT 40' x 13' HOLIDAY HOME on the popular Dobbs Weir caravan park situated on an excellent gold plot. 11 MONTHS of the year occupation only. Two double bedrooms, Backing onto River Lynch .CASH PURCHASE ONLY

**PRICE: £79,950** (LICENSE ASSIGNED BY LEE VALLEY PARK AUTHORITY)



## Property Description

Excellent position for this 40' x 13' 2018 Cara build holiday park home constructed approximately 8 years ago. The unit is set on a 'Gold plot' enjoying a riverside position with on plot parking for one car.

This unit comes fully furnished ready for immediate occupation.

The main living area is open plan with a good size lounge granting access via double glazed French doors to the personal SUN DECK. The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include fridge/freezer, microwave machine, and built in oven with gas hob.

There are two bedrooms with the master bedroom boasting a walk in wardrobe and fitted overhead cupboards. Bedroom two can accommodate a double and has two overhead cupboards and wardrobe cupboard and is supported by a full bathroom with white suite.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development.

Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you cannot live on site during February. There is no age





restriction on site and dogs (maximum of 2) are welcome on site.

#### **LOUNGE/KITCHEN**

18' 9" x 12' 1" (5.72m x 3.68m)

#### **INNER HALL**

11' 00" x 2' 11" (3.35m x 0.89m)

#### **BEDROOM ONE**

9' 2" x 8' 11" (2.79m x 2.72m)

#### **BEDROOM TWO**

9' 00" x 6' 00" (2.74m x 1.83m)

#### **BATHROOM**

9' 00" x 4' 10" (2.74m x 1.47m)

#### **SUN DECK**

#### **CHARGES AND TENURE**

Ownership is under license with Lee Valley Regional Park Authority

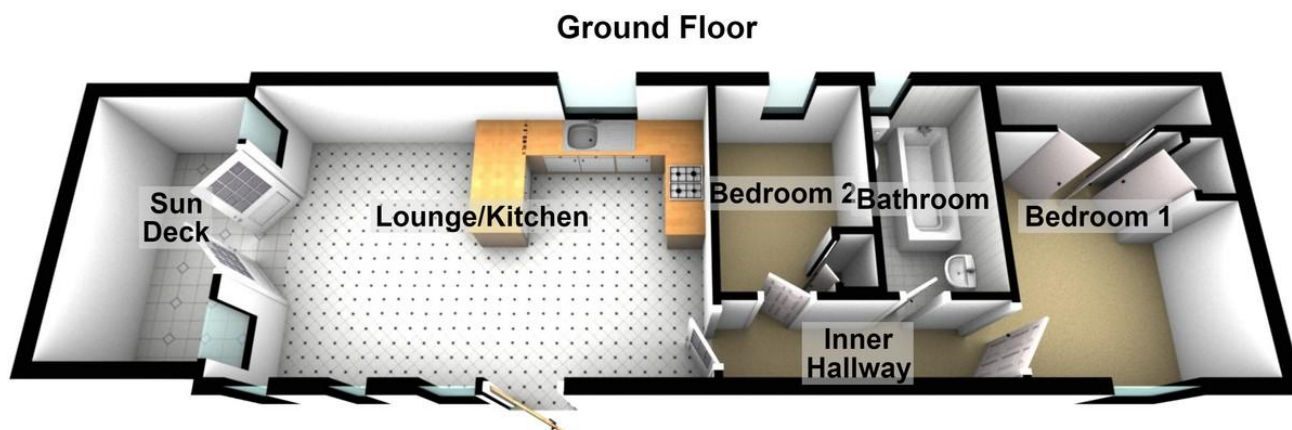
Site fees for this home are £5467.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services.

Electric is supplied by the site but billed to each unit individually

Gas LPG Gas bottle supply

Council Tax exempt





%epcGraph\_c\_1\_334%

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements