



Connells

Glen Mobile Home Park
Colden Common Winchester



Property Description

Set in the sought-after Glen Mobile Home Park, Colden Common, this one-bedroom park home offers the perfect blend of peace, potential, and picturesque views.

Recently re-decorated throughout with new carpets and flooring.

The property features a generous open-plan kitchen and living space, with French doors opening onto a private balcony that enjoys stunning outlooks across open fields.

The lounge is centred around a welcoming fireplace while the double bedroom provides ample space complemented by a practical generous sized shower room.

Outside, the home benefits from a driveway with parking for two vehicles, a paved generous sized garden area and a practical brick-built shed.

This perfectly positioned home presents an excellent opportunity to create a stylish and individual retreat in a friendly and tranquil setting - all while being just a short distance from local amenities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

Double glazed window to side aspect, Radiator, Electric fireplace, TV point, French doors to balcony area

Kitchen

Double glazed windows to both side aspect. Fitted kitchen with wall and base units. Space for gas cooker. Space for washing machine. Radiator. Boiler in cupboard.

Bedroom

Double glazed window to front aspect. Radiator. Fuse box.

Shower Room

Double glazed window to side aspect. Walk in shower. Vanity sink. Toilet. Radiator. Extractor fan.

Outside

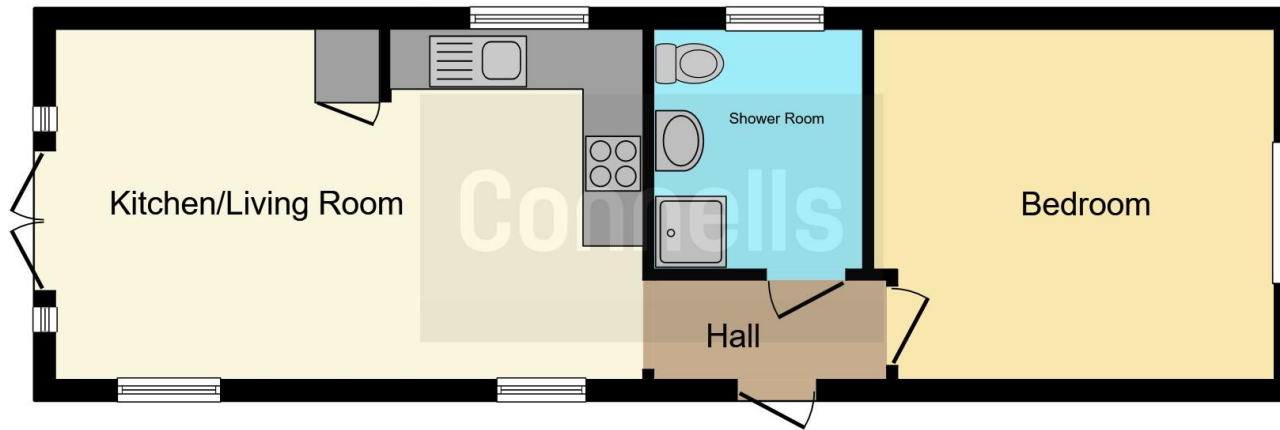
Driveway for two cars. Gas bottles. Wrap around garden, Brick shed used as utility with electrics. Paved garden. Balcony has stunning views over fields.

Agent Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Council Tax
 Exempt Band: A

view this property online connells.co.uk/Property/EGH309652

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: EGH309652 - 0003