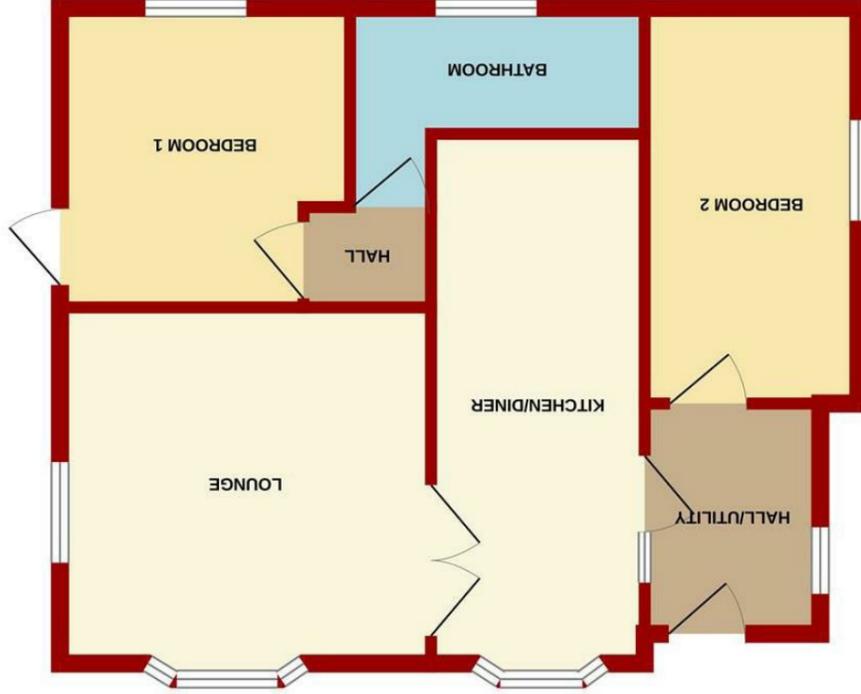
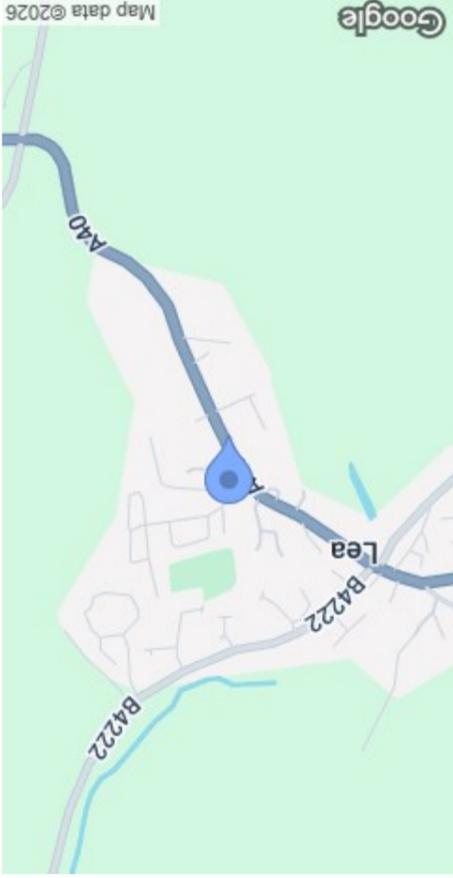




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

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 errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency. Can be given.



GROUND FLOOR



24 Lea Villa Residential Park  
 Ross-On-Wye HR9 7GP



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Around £80,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED PARK HOME. The property benefits from LPG CENTRAL HEATING, DOUBLE GLAZING, OFF-ROAD PARKING, ENCLOSED GARDENS and NO ONWARD CHAIN, and is SITUATED IN THE POPULAR VILLAGE OF LEA WITH LOCAL FACILITIES INCLUDING A VILLAGE SHOP AND GOOD BUS CONNECTIONS TO ROSS-ON-WYE AND GLOUCESTER.

The accommodation comprises ENTRANCE HALL/UTILITY, KITCHEN/DINING ROOM, LOUNGE, TWO BEDROOMS and FAMILY BATHROOM.

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.



The property is accessed via a obscure upvc double glazed panel door leading into:

### ENTRANCE HALL/UTILITY

7'06 x 5'09 (2.29m x 1.75m)

Ceiling light, wall mounted heated LPG fired gas boiler providing heating and hot water, worktop area, plumbing for automatic washing machine, laminate flooring, single radiator, side aspect upvc double glazed window overlooking the garden, upvc obscure double glazed door leading into the:

### KITCHEN/DINER

17'04 x 7'00 (5.28m x 2.13m)

Single bowl, single drainer stainless steel sink unit with taps over, rolled edge worktops, tiled surround, base and wall mounted units, door to larder cupboard with shelving, four-ring gas hob with electric oven beneath, laminate flooring, side aspect obscure double glazed window, directional ceiling light, single radiator, power points, telephone point, continuation of the laminate flooring, front aspect bow window overlooking the front garden, set of double French doors with glazed panels inset opening into the:

### LOUNGE

11'10 x 12'01 (3.61m x 3.68m)

Ceiling spots, coving, two single radiators, power points, side aspect upvc double glazed window overlooking the driveway, front aspect upvc bow window overlooking the garden, wooden door giving access into:

### INNER HALL

Directional ceiling spots, door to storage cupboard with hanging and shelving, doors into:

### BEDROOM ONE

9'05 x 9'05 (2.87m x 2.87m)

Ceiling light, power points, upvc double glazed door opening into driveway, rear aspect double glazed window with far reaching views towards fields and countryside in the distance.

### BATHROOM

9'03 x 4'02 (2.82m x 1.27m)

White suite with modern side panel bath, taps over, mains fed shower attachment, close coupled w.c, pedestal wash hand basin, fully tiled wall to shower and bath, half tiled wall the remainder, ceiling light, extractor fan, coving, double radiator, obscure double glazed window.

From entrance hall/utility, door gives access into:

### BEDROOM TWO

12'11 x 7'00 (3.94m x 2.13m)

Ceiling light, coving, power points, single radiator, side aspect upvc double glazed window.

### PARKING

Driveway to the left hand side is suitable for parking one/two vehicles.

### OUTSIDE

The property is accessed via a paved pathway to the front door, with a handrail to the right-hand side. A raised garden area is laid to slate with shrubs and bushes. There is a shed at the back of the driveway, upvc fascias and guttering, and outside lighting.

To the right-hand side is a garden area, partially enclosed by fencing, with raised borders and views towards fields and countryside.

### DIRECTIONS

Upon entering the village of Lea from Ross on Wye on the A40, continue through the village going straight on at the traffic lights. Continue up the hill for approx. 200 yards then turn left into Lea Villa Residential Park. Proceed down the hill, taking the second turning left, where the property can be found on the right hand side.

### AGENTS NOTE

Ground rent is payable at £153pcm. The site owner is Highgrove Parks Ltd.

### SERVICES

Mains water, electricity, drainage. LPG  
Gas bottles circa £77 per bottle

### WATER RATES

Welsh water- £81.10 per quarter.

### LOCAL AUTHORITY

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

### 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.

### 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.

### PROPERTY SURVEYS

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

### MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)