



Degas Close, Cottenham
CB24 8XG

Pocock+Shaw

4 Degas Close
Cottenham
Cambridge
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A well presented two bedroom detached park home, set on this private family run estate, just off the main High Street. Set within 4 acres of landscaped parkland and lake, nature lovers can enjoy frequent visits from Woodpeckers, Kingfishers, Swans and other wildlife.

- Hall
- Lounge with air conditioning
- Fully fitted kitchen with dining and utility area
- Study
- Two bedrooms.
- En suite shower room to bedroom one
- Family shower room
- Gas radiator heating
- Small garden area
- Block paved parking space

Offers in region of £220,000



A two bedroom detached park home on Cottenham Park, a well-maintained, fully residential park home estate, ideally located off the High Street, with various shops and amenities within walking distance. Perfect for semi or fully retired individuals over the age of 50. Established in the 1960s and family-owned, the park offers modern homes set in immaculately maintained grounds.

Glazed entrance door to:

Porch with radiator and door to cloaks cupboard. Door to:

Kitchen dining room 21'4" x 18'5" (6.50 m x 5.61 m) Well fitted range of units with work surface, inset one and a quarter bowl (with Insinkerator waste disposal unit) single drainer sink unit, mixer tap. Range of base units with fridge freezer, dishwasher. Matching wall mounted cupboards. Four burner gas hob, stainless steel oven, continuation of work top and breakfast bar. Utility area, with matching cupboards and washing machine. Window to the rear and door to the rear. Corner carousel and pull out wine store. Cupboard housing Baxi gas fired heating boiler. Inner hall area with door to airing cupboard and door to storage cupboard. Double doors to:

Sitting room 21'2" x 11'5" (6.45 m x 3.48 m) Bay windows to the front and side, fitted air conditioning unit. Feature electric fireplace with ornamental surround. Two radiators.

Study 7'2" x 4'10" (2.18 m x 1.47 m) Window to the side and recessed spotlights to the ceiling, Built-in desk unit with 2 drawer filing unit (right-hand side) and 4 drawer unit (left-hand) side, radiator.

Bedroom one 11'4" x 10'1" (3.45 m x 3.07 m) Window to the side, double fitted floor to ceiling wardrobe with sliding doors, ceiling fan and radiator. Door to:

En-suite shower room Fitted suite with vanity wash basin, cupboards beneath, close coupled wc and corner shower cubicle. Heated towel rail/radiator, window to the side. Ceramic tiling to the walls.

Bedroom two 11'7" x 10'6" (3.53 m x 3.20 m) Bay window to the side, double fitted wardrobe to one wall. radiator.

Shower room Fitted suite with vanity wash basin, cupboards beneath, close coupled wc and corner shower cubicle. Heated towel rail/radiator, window to the side. Ceramic tiling to the walls.

Outside The property is set with a block paved parking space and lawn area to the side and rear, with small private patio area.

Tenure Regulated License Agreement
Ground rent/Pitch fee - £3,216.84 per annum
Council tax - Band A
Heating - Mains Gas
Age restriction - over 50
Pets - not permitted

Ground rent/Pitch fee includes the water charge paid to site owner who solely has the main meter. Properties have no meters.

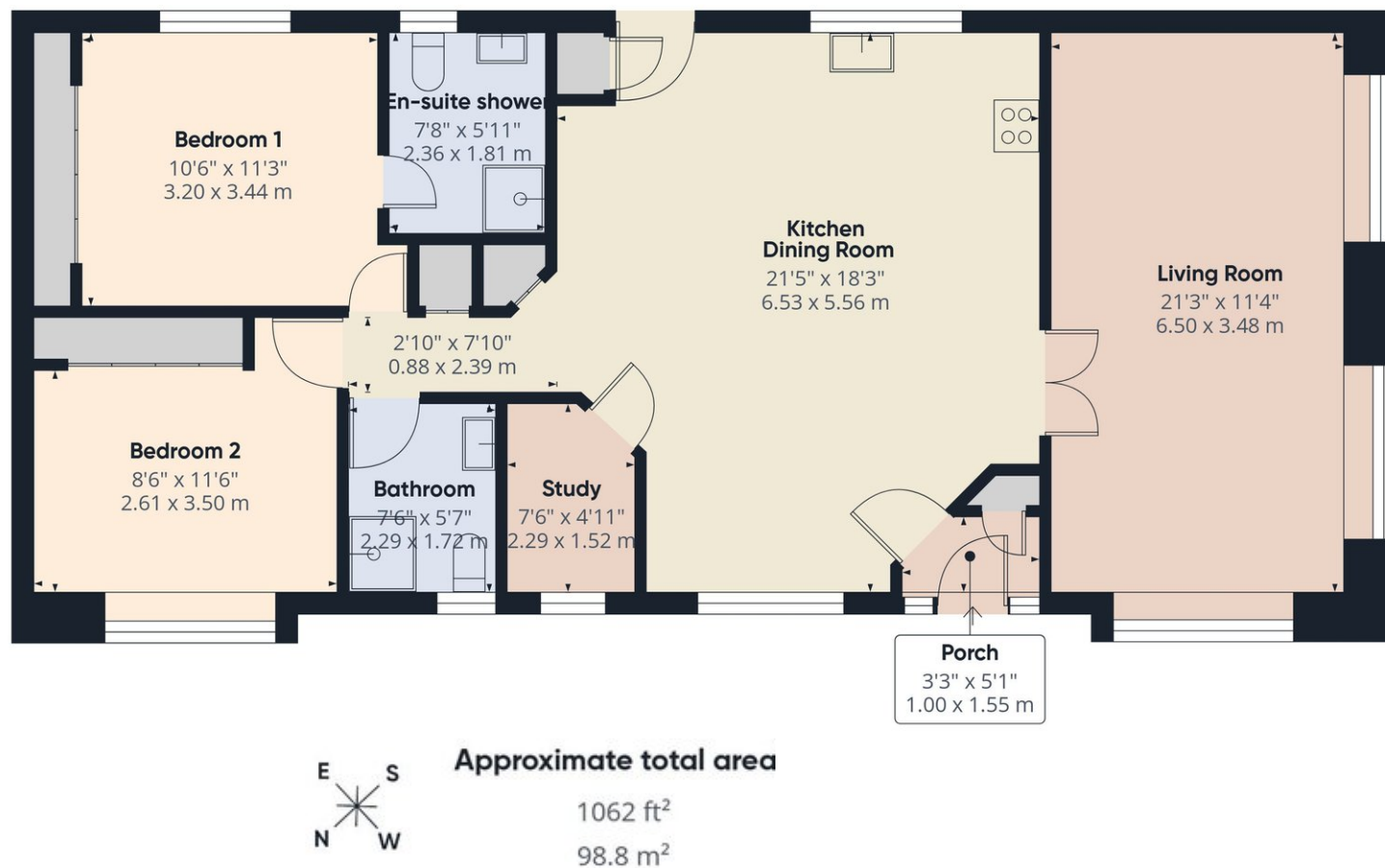
There is a separate sewerage charge paid by residents to Cambridge Water.

Agents note Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) of £268.07 to locate your home on that plot. You do not have to pay stamp duty or employ the use of a solicitor to purchase a park home, although, you may choose to do so.

Council Tax Band A

Viewing By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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