



Clanna Country Park

Alvington, Lydney, GL15 6AN

£140,000

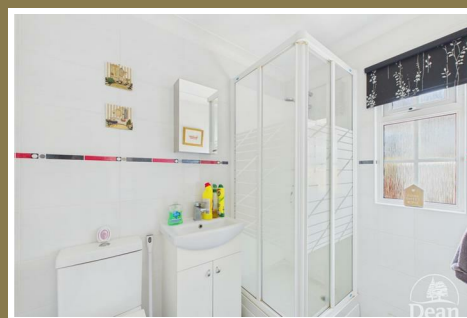
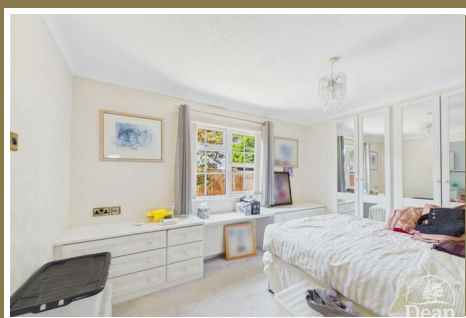
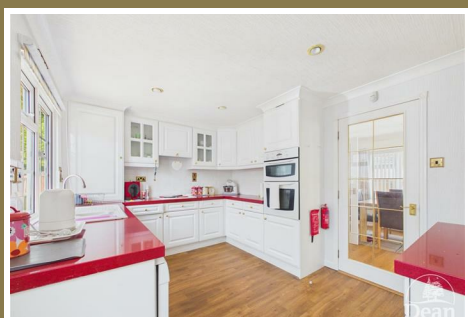


STC BEFORE MARKETING A well presented two bedroom detached park home situated within the popular semi-rural setting of Clanna Country Park. Offered for sale with no onward chain, the property enjoys spacious and versatile accommodation together with a private rear garden backing directly onto woodland.

The property benefits from a spacious dual aspect lounge, separate dining room, fitted kitchen with direct access onto the side patio and a bright conservatory overlooking the rear garden, creating excellent additional living space.

The property offers two well proportioned bedrooms, with the principal bedroom benefitting from en suite facilities, together with a modern shower room serving the remaining accommodation.

Outside, to the front of the property there is off-road parking for two vehicles. The enclosed rear garden is mainly laid to lawn with a garden shed and a gate providing direct access into the woodland beyond.



The property is accessed via a partially glazed UPVC door into:

Entrance Hallway:

9'5 x 6 (2.87m x 1.83m)

Radiator and doors leading to the dining room and inner hallway.

Dining Room:

9'8 x 8'4 (2.95m x 2.54m)

Side aspect UPVC double glazed bay window, radiator, power points, opening into the lounge and door leading into the kitchen.

Lounge:

19'6 x 12'4 (5.94m x 3.76m)

Dual aspect room comprising of front and side aspect UPVC double glazed bay windows, feature fireplace, radiator, power points, inset ceiling spotlights and sliding UPVC doors leading into:

Conservatory:

Front, side and rear aspect UPVC double glazed windows, rear aspect UPVC double glazed door providing access onto the side patio.

Kitchen:

9'4 x 12'11 (2.84m x 3.94m)

Side aspect UPVC double glazed window and side aspect UPVC door providing access onto the patio. Fitted with a range of wall, drawer and base mounted units, one and a half bowl porcelain sink with mixer tap over, integrated oven, hob and extractor fan, space and plumbing for washing machine and dishwasher, cupboard housing the boiler, radiator and inset ceiling spotlights.

Inner Hallway:

2'11 x 7'6 (0.89m x 2.29m)

Storage cupboard, power points and doors leading to all remaining rooms.

Bedroom One:

9'5 x 11'9 (2.87m x 3.58m)

Side aspect UPVC double glazed window, built-in wardrobes with

hanging and shelving options, fitted drawers, radiator, power points and door leading into:

En Suite:

6'6 x 4'7 (1.98m x 1.40m)

Side aspect UPVC double glazed frosted window, walk-in shower, close coupled WC, wash hand basin with tap over, radiator and extractor fan.

Bedroom Two:

9'6 x 9'2 (2.90m x 2.79m)

Side aspect UPVC double glazed window, built-in wardrobes with hanging and shelving options, fitted chest of drawers, radiator and power points.

Shower Room:

6'6 x 7'6 (1.98m x 2.29m)

Side aspect UPVC double glazed frosted window, double walk-in shower with rainfall shower over, close coupled WC, wash hand basin with tap over, heated towel rail and extractor fan.

Outside:

To the front of the property there is off-road parking for two vehicles with a pathway leading to the main entrance.

To the side of the property is a patio area providing access to the rear garden.

The enclosed rear garden is predominantly laid to lawn and benefits from a garden shed together with a gate providing direct access into the woodland beyond, creating a peaceful and private setting, perfect for enjoying the surrounding nature.

Agents Note:

Ground rent and maintenance charge is £230.50 per calendar month, to include water rates. The park home benefits from a 10-month residential license.

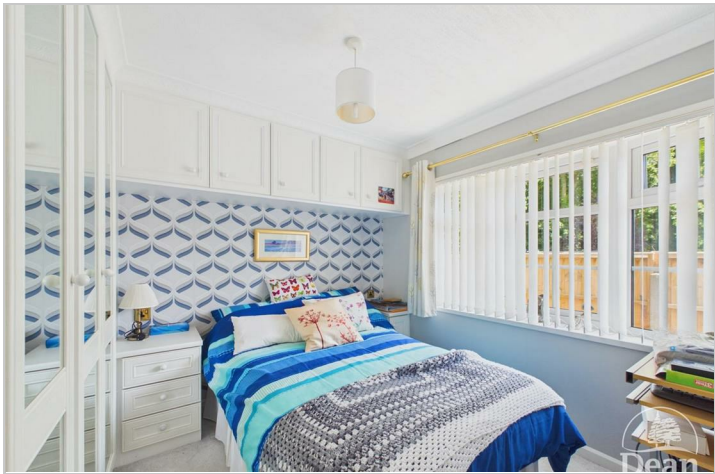
Park Homes: When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because 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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These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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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.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



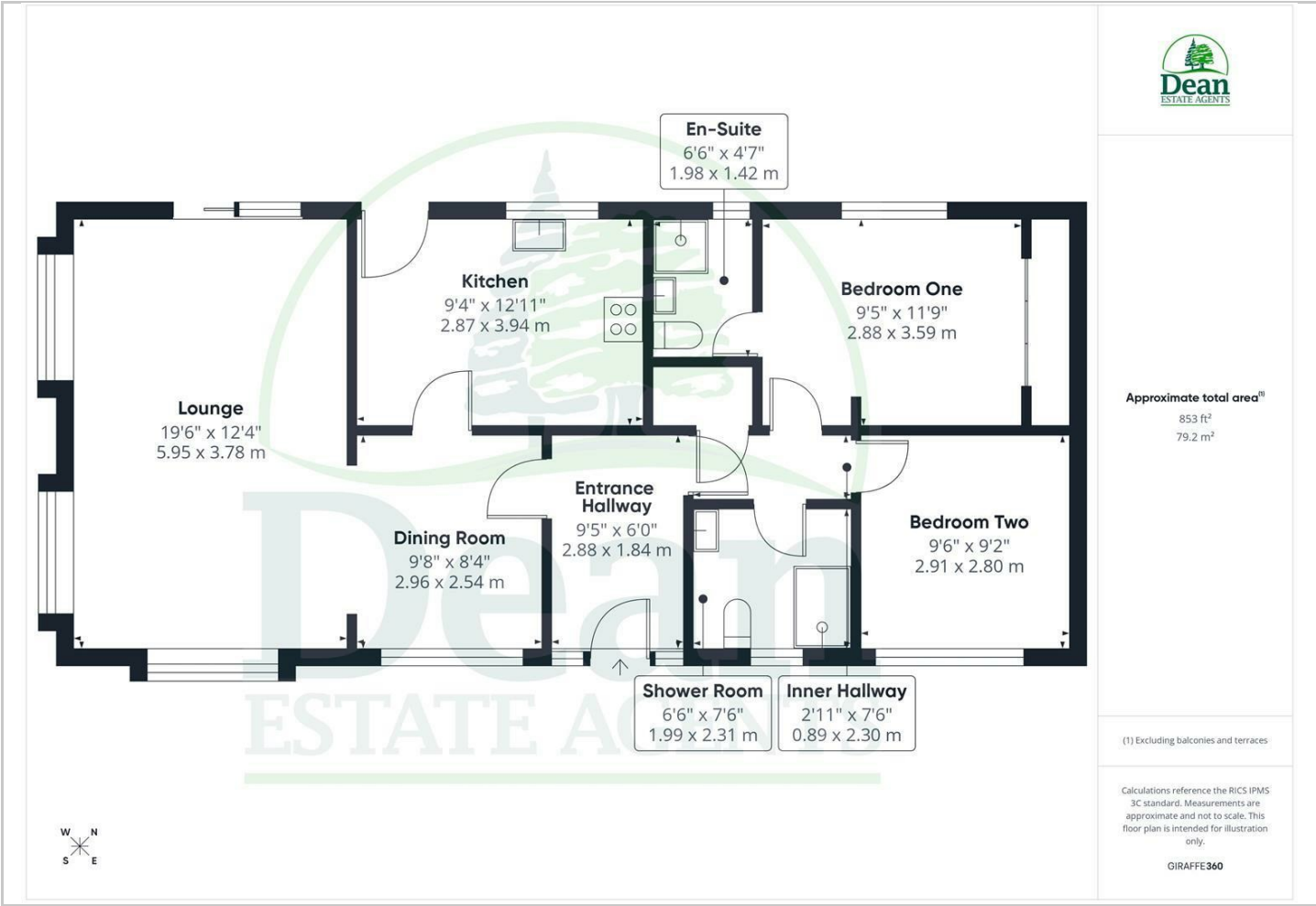
Hybrid Map



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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