

Buy. Sell. Rent. Let.



9 Aylesbury Drive, Beacon Park Home Village, Skegness,  
PE25 1TU



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£115,000

When it comes to  
property it must be

  
**lovelle**



£115,000



### Key Features

- No Onward Chain
- Master Bedroom with Walk-in Wardrobe & En-Suite
- Large Lounge-Diner
- Gas Central Heating & UPVC Double Glazing

- Driveway
- Low Maintenance Gardens
- EPC rating Exempt
- Tenure: Leasehold





## Description

Over 55's Parkhome for sale with NO ONWARD CHAIN! Lovely Parkhome in a cul-de-sac location within the popular Beacon Park Home Village. The accommodation comprises; hallway, master bedroom with walk-in wardrobe and en-suite, second double bedroom, bathroom, kitchen, large lounge-diner with gas central heating and UPVC double glazing. With block paved driveway and low maintenance gardens.

## Entrance Hall

Entered via UPVC door. Having cloaks cupboard, access to the roof space, coving to the ceiling, central heating radiator, doors to;

## Lounge-Diner

18'6" x 18'0" (5.6m x 5.5m)

(L shaped, max dimensions). Having four UPVC double glazed windows to the side and front aspects, feature coal effect fire and surround, wall light points, coving, two central heating radiators and TV aerial point.

## Kitchen

13'9" x 8'0" (4.2m x 2.4m)

Fitted with a range of matching fitted units incorporating base cupboards and drawers and matching eye level units, space for fridge freezer, integrated dishwasher, integrated gas hob, integrated electric oven and extractor over, space and plumbing for automatic washing machine, central heating radiator, UPVC double glazed door to the side aspect, UPVC double glazed window unit to the side aspect, inset sink with mixer tap over and Worcester gas fired central heating boiler (fitted 2022).

## Bedroom One

12'8" x 9'8" (3.9m x 2.9m)

With UPVC double glazed window unit to the side elevation, central heating radiator, wall light point, coving to the ceiling, fitted bedroom furniture comprising; dressing table and cupboards, chest of drawers, freestanding double wardrobe, doors to;

## Walk in Wardrobe

5'0" x 4'0" (1.5m x 1.2m)

With fitted shelving, hanging, chest of drawers and shelved cupboard, radiator.

## En-Suite

5'0" x 5'0" (1.5m x 1.5m)

With UPVC double glazed window to the side aspect, extractor fan, central heating radiator, pedestal wash hand basin, shower cubicle, low level WC, shaver light and point, bathroom cabinet.

## Bedroom Two

9'7" x 8'8" (2.9m x 2.6m)

With UPVC double glazed window unit to the side elevation, central heating radiator, built in bedroom furniture comprising; wardrobe, drawers and dressing table.

## Bathroom

6'0" x 5'0" (1.8m x 1.5m)

With UPVC double glazed opaque window unit to the side elevation, low level WC, panelled bath, extractor fan, central heating radiator and pedestal wash hand basin, shaver light and point, bathroom cabinet.

## Outside

The rear of the property is laid to patio, gravel and bedded borders and has a block paved pathways leading to the side of the property which has steps to the entrance door where there is a gravelled area, outside tap and lighting along with block paved driveway, concrete shed and metal store.

## NB

All carpets, floor covering, curtains, blinds, light fittings are included in the sale.

## Services

The property has gas fired heating, mains water, sewerage and electricity. The ground rent and maintenance charge including water is £220.08 per month. Over 55 year olds. There is a 10% charge payable to the site on completion. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Located on the ever popular Beacon Park Village which has the benefits of a hairdressers, pub/restaurant on site, two fishing lakes with exclusive use by residents and their guests. There is a regular bus service which stops on Beacon Way within a few hundred yards of Beacon Park Village.

## Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Continue along past the petrol station and Spar shop and turn right onto Burgh Old Road. Go straight on at the mini roundabout onto Beacon Way. Then your first left turning will lead you into Beacon Park Village.

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.  
<https://moverly.com/sale/UKKE8LfxAevQ3XwHJLxK6k/view>

## Material Information Data

Council Tax band: A

Tenure: Leasehold

Property type: Park home

Property construction: It's standard construction for a park home but not when compared to a house built from brick and tiles

Energy Performance rating: Exempt Property

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

### Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

### Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

### Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

### Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan, doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and is not to be relied upon. The services, systems and appliances shown have not been inspected and their operability or efficiency can be guaranteed.

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