



- CONSTRUCTED 2015
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- CASH PURCHASE ONLY

## Essex Road, Hoddesdon, EN11 0AS

Willerby Lyndhurst 2015 38' x 12' Holiday Home constructed in 2015 on the pretty riverside development at Dobbs Weir. Two bedrooms, bathrooms, En Suite WC. Occupation for 11 months of the year only. CASH PURCHASE

PRICE: £65,000 ((ASSIGNED UNDER LICENCE WITH LEE VALLEY REGIONAL PARK AUTHORITY))



## Property Description

Holiday park home constructed in 2015 . The unit is set on a 'Bronze plot' enjoying a short flat walk to the on-site reception and convenience store.

The accommodation has a modern floorplan with open plan living area/kitchen area. The kitchen is fitted with an attractive range of wall and base units with space for a dining table and chairs, in built cooker with gas hob, integrated fridge/freezer and eyelevel microwave. The lounge area is a large bright space with picture window and door to the front aspect .

There are two bedrooms with the master bedroom boasting fitted wardrobes with overhead cupboards and a personal en-suite toilet/WC. The second room has a fitted cupboard and is supported by the shower room which presents with a white suite with walk in shower, low flush WC and pedestal wash hand basin.

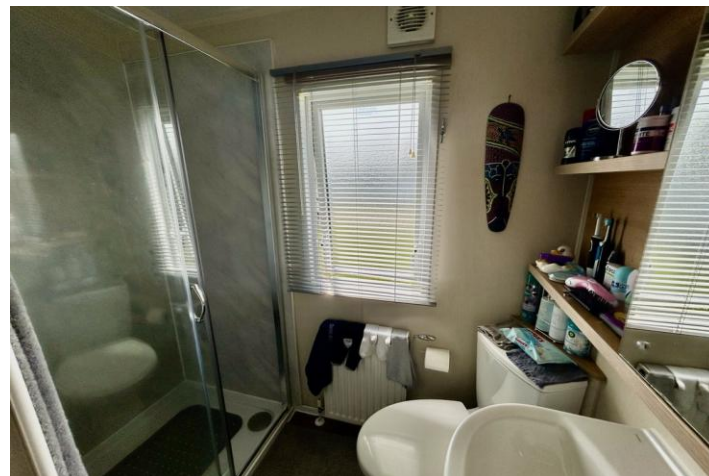
Externally there is a storage shed housing a tumble dryer and plumbing for a washing machine.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from





1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

**LOUNGE**

11' 00 Mx" x 11' 10" (3.35m x 3.61m)

**KITCHEN**

10' 4" x 11' 10" (3.15m x 3.61m)

**HALL**

6' 5" x 2' 4" (1.96m x 0.71m)

**BEDROOM ONE**

10' 2" x 7' 6" (3.1m x 2.29m)

**BEDROOM TWO**

7' 10" x 5' 9" (2.39m x 1.75m)

**SHOWER ROOM**

6' 7" x 3' 5" (2.01m x 1.04m)

**ON PLOT PARKING**

**TENURE AND CHARGES**

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Ground rent Bronze Plot £3377 per annum - includes water supply and waste water

Electric is supplied by the site but billed to each unit individually

Gas supply

Council Tax exempt





#### UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers .

#### POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements