



43 Guards Close , Shipbourne Road, Tonbridge, Kent, TN10  
3RT

Guide Price £80,000 - £100,000



- **One bedroom park home on the popular Towngate Wood development \* Requires modernisation, offering excellent potential to personalise \* Kitchen, sitting room with gas fire, bedroom and shower room \* Garden area with shed and allocated parking for one car \* No onward chain**

Waghorn & Company are pleased to offer this one bedroom park home situated within the highly sought after Towngate Wood development. Known for its peaceful surroundings, friendly community and convenient access to local shops, bus routes and amenities, Towngate Wood remains a popular choice for park home living. The property now requires modernisation, presenting an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste and create a lovely home. Externally, the home benefits from a garden area and allocated parking.

#### **Tenure**

A park home is technically considered neither leasehold nor freehold. Instead, the tenure of a park home is best described as ownership of the structure (the unit) combined with a license to occupy the land (the pitch), which is often referred to as a "Pitch Agreement" or "Virtual Freehold". The monthly charges ( Approximate) ground rent is approximately £214 Per Month. This would need to be confirmed by Berkley Homes prior to completion. Water and Electric are also payable through the site

#### **Entrance**

Access is via a double glazed door leading to entrance porch, with door to entrance hall.

#### **Entrance Hall**

The entrance hall provides access to shower room, bedroom and kitchen and benefits from a built-in storage cupboard.

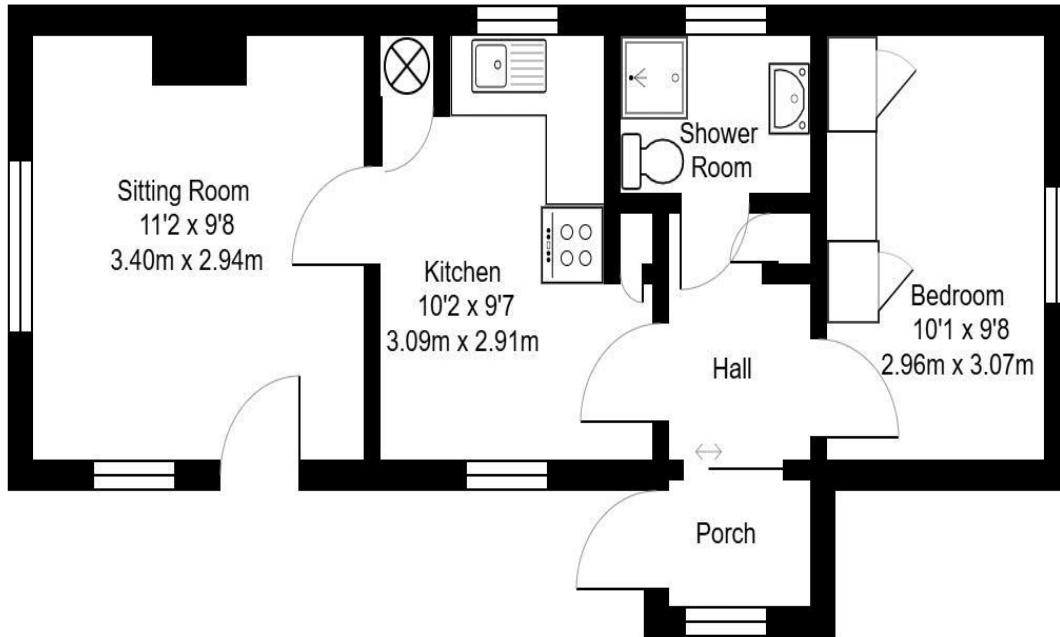
#### **Kitchen**

Double glazed windows to both sides and a door opening through to the sitting room. Fitted with a one and a half bowl stainless steel sink and drainer with cupboards under, along with a further range of matching base and wall units. There is an extractor fan, an airing cupboard housing the hot water cylinder, and space for a freestanding gas cooker and fridge/freezer. Radiator.

#### **Sitting Room**

Double glazed windows to the front and side, along with a double glazed door to the side. There is a radiator and a wall-mounted gas fire set within a tiled surround, incorporating a back boiler serving the domestic hot water and central heating system.





Floorplan not to scale and for illustration purposes only. All measurements are approximate

### Bedroom

Double glazed window to the rear, a selection of built-in wardrobes, and a radiator.

### Shower Room

Low-level WC, hand wash basin with cupboard under, and a shower cubicle with shower curtain. There is a radiator and a double glazed frosted window to the side.

### Outside

To the rear of the park home there is a garden area with rotary washing line and shed. The property also benefits from allocated parking for 1 car.



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