



Mill Lane, Yarwell
£220,000 Leasehold

**Sharman
Quinney**

Key Features



£ Service Charge -£294.06 pcm

- Two bedroom park home
- Modern kitchen with built in appliances
- Study
- Master bedroom benefitting from having built in wardrobes & en-suite shower room
- Patio area overlooking the Mill Stream

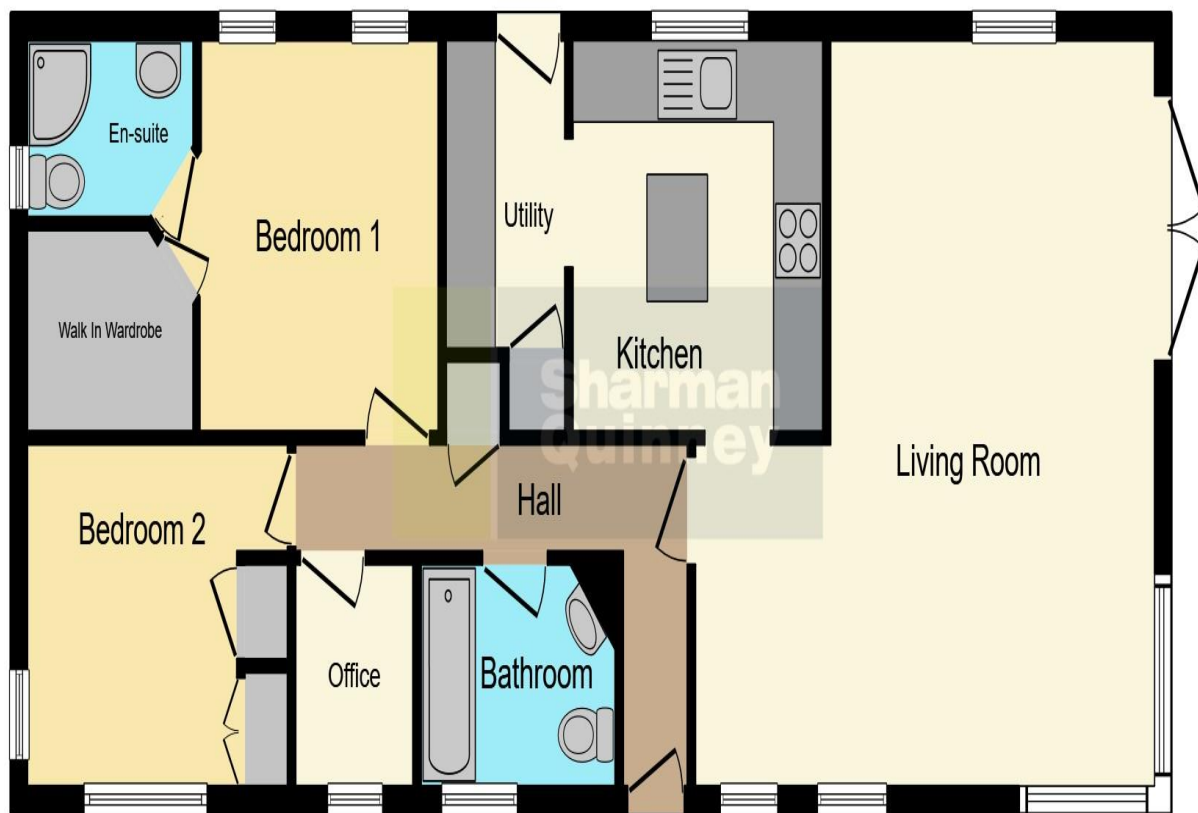
Briefly comprises, entrance hall, lounge/diner, kitchen, utility, study, family bathroom, two bedrooms, en-suite shower room, outside there is parking for two vehicles, laid to lawn garden to the side, and patio area to the rear.



Lounge/diner (19' 10" x 18' 4" max. narrowing to 11' 2") 6.04m x 5.58m x 3.40m
Kitchen (10' 0" x 9' 5") 3.04m x 2.87m
Utility room (7' 1" x 5' 3") 2.15m x 1.85m
Study (5' 10" x 4' 10") 1.77m x 1.47m
Bedroom one (10' 8" x 10' 4" incl. window recess) 3.25m x 3.14m
Bedroom two (9' 8" x 10' 0" incl. wardrobe) 2.94m x 3.04m

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01832 274567

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :OUN202642 - 0001