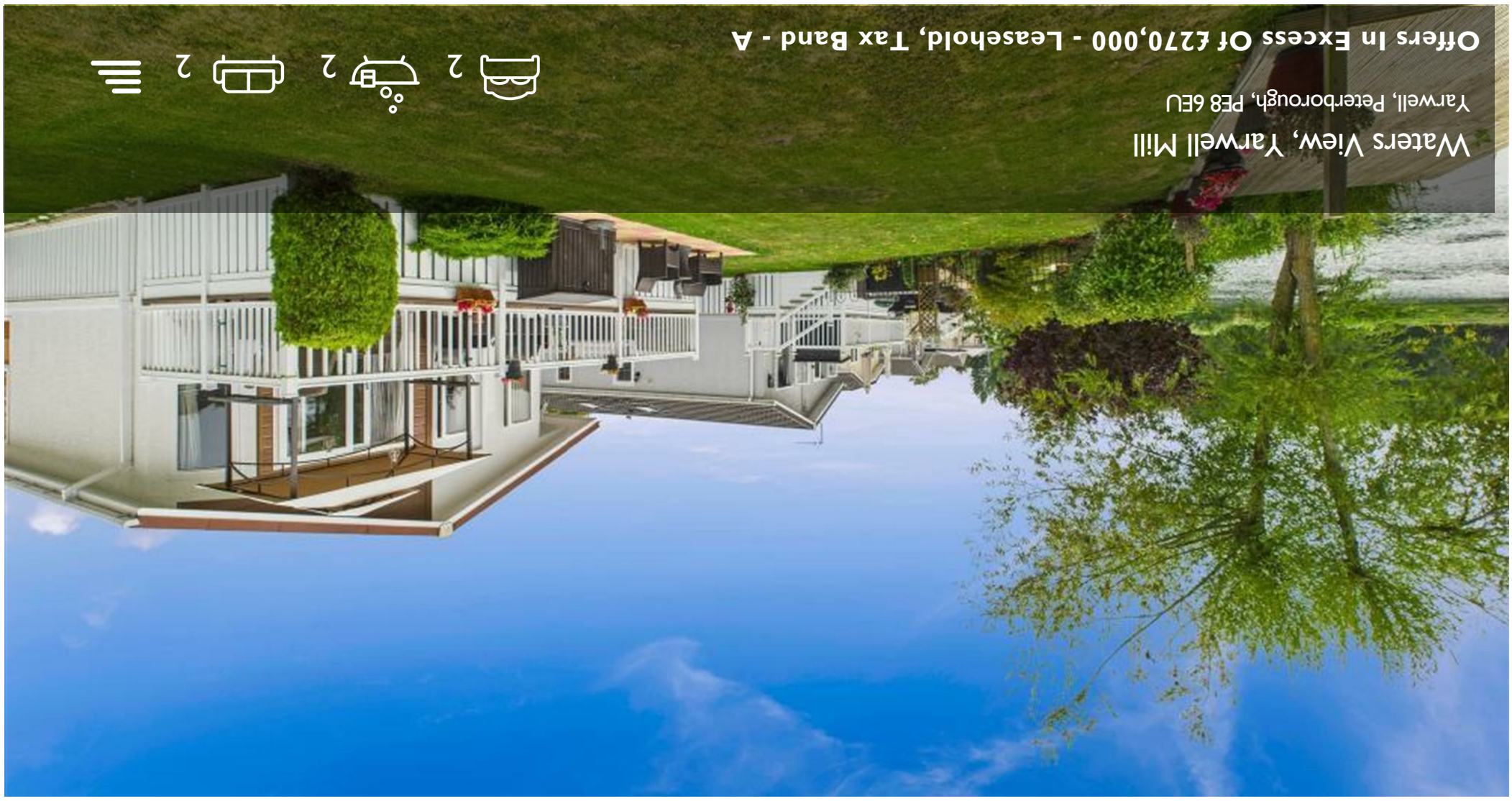


Waters View, Yarwell Mill

Yarwell, Peterborough, PE8 6EU

Offers In Excess Of £270,000 - Leasehold, Tax Band - A

2 2 2

Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Waters View, Yarwell Mill

Yarwell, Peterborough, PE8 6EU

Set in one of the finest locations on the sought-after Yarwell Mill Development, this immaculate park home offers breath taking lake views, its own private swim, and a wrap-around garden. Only around nine years old and lovingly maintained by its original owners, the home features a spacious lounge with bay windows, a dedicated dining room, modern kitchen, master bedroom with en-suite and air conditioning, a second bedroom, and stylish main bathroom. Outside, enjoy multiple seating areas, a powered storage shed, and off-road parking for two. A rare chance to own a truly exceptional home in an idyllic setting.

Situated on one of the most desirable plots within the prestigious Yarwell Mill Development, this beautifully maintained park home offers an exceptional blend of comfort, elegance, and scenic tranquillity. Boasting stunning views over a picturesque lake and benefiting from its own private jetty, this home delivers a truly unique lifestyle opportunity. Only around seven years old, the property remains in immaculate, "as-new" condition, having been lovingly cared for by its original owners. Step inside via the welcoming entrance hall, which sets the tone for the stylish and well-planned interior. To the right, the bright and spacious lounge is enhanced by a striking bay window arrangement that frames serene lake views, creating the perfect spot for relaxing or entertaining. A dedicated dining room offers a cosy setting for meals, flowing seamlessly into the well-appointed kitchen. The kitchen is fitted with modern appliances, ample storage, and generous workspace, making it as functional as it is attractive. The master bedroom features a built-in wardrobe and a sleek en-suite shower room, providing both convenience and privacy. A second bedroom offers flexibility for guests or as a home office, while the main bathroom is finished to a high standard. Outside, the property enjoys a wrap-around garden with a variety of seating areas to soak in the lakeside atmosphere. A storage shed with power adds practicality, while off-road parking for two vehicles ensures ease of living.
This exceptional park home is not just a property—it's a lifestyle, offering peace, beauty, and comfort in equal measure. Early viewing is highly recommended to appreciate both the setting and the quality of this home.

Entrance Hall
4.01 x 1.92 (13'1" x 6'3")

Kitchen
4.32 x 3.32 (14'2" x 10'10")

Dining Room
3.20 x 2.58 (10'5" x 8'5")

Lounge
4.68 x 3.93 (15'4" x 12'10")

Terrace

Hallway
1.97 x 0.91 (6'5" x 2'11")

Master Bedroom
3.09 x 2.77 (10'1" x 9'1")

En-Suite To Master Bedroom
1.66 x 1.61 (5'5" x 5'3")

Wardrobe In Master Bedroom
1.50 x 1.11 (4'11" x 3'7")

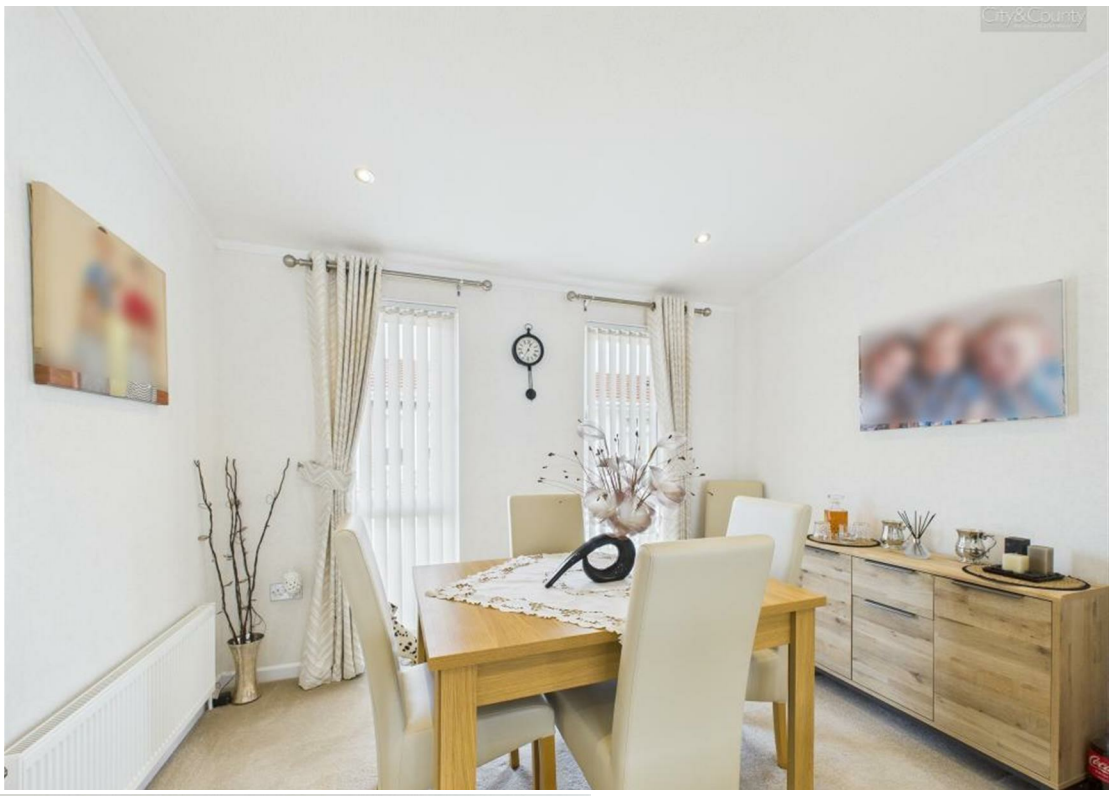
Bedroom Two
2.97 x 2.30 (9'8" x 7'6")



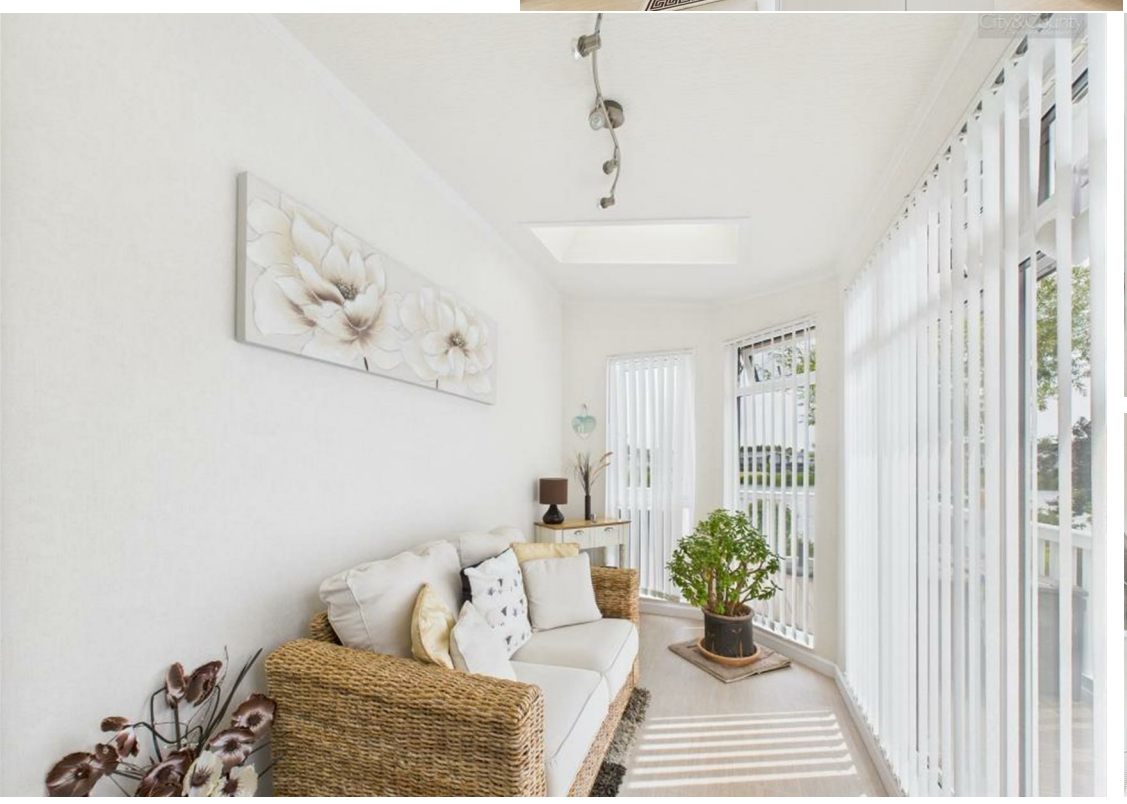


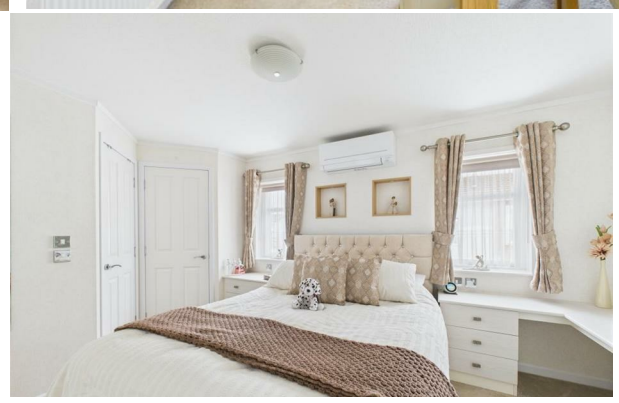




















Bathroom
1.93 x 1.97 (6'3" x 6'5")

EPC - Exempt

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 992 years
Ground rent and service charge - £3380.16 per annum (£281.68 per month)

IMPORTANT LEGAL INFORMATION
Construction: Park Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Other - Gas Bottles
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. 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.