



Frating Park Frating, CO7 7DH

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM PARK HOME located in Frating Caravan Park. The park home is listed as FULLY RESIDENTIAL for over 50's and benefits from being offered with NO ONWARD CHAIN. The park allows each owner to have a maximum of two pets and their own garden area. The park home is positioned within 6 miles of Colchester City centre. The park home is situated approximately 7 miles from Clacton-on-Sea's town centre, train station and seafront. An internal inspection is advised to appreciate the accommodation on offer.

- Bedroom 9' x 8'11
- Lounge 10'6 x 9'
- Kitchen 9' x 7'6
- Fully Double Glazed
- Outside Office Room 7'5 x 6'9
- Gas LPG Central Heating (n/t)
- Allocated Garden
- Over 50s Site & Two Pets Allowed
- Communal Parking
- No Onward Chain



Price £70,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALL

Double glazed window to side. Opening to:

KITCHEN

9' x 7'6

Fitted kitchen suite comprising : chestnut marble effect square edge work surfaces with white wall mounted cabinets and cupboards and drawers below. Inset single drainer ceramic sink unit with mixer tap (not tested). Space for fridge. Space for cooker. Tiled splashbacks. Double glazed windows either sides. Opening to:



LOUNGE

10'6 x 9'

Radiator. Double glazed bay window to front. Double glazed double doors to outside. Double glazed window to side.



BATHROOM

7' max x 6' max

Three piece suite comprising : Low-level W.C. Pedestal wash hand sink basin. Panelled bath with wall mounted electric shower (not tested). Cupboard housing boiler (not tested). Heated towel rail. Double glazed window to side.



BEDROOM

9' x 8'11

Radiator. Double glazed window to rear.



OFFICE AREA

7'5 x 6'9

Double glazed window to side.



OUTSIDE

Majority paved patio area with the remainder being artificial grass. Two storage sheds. Enclosed by panel fencing.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): 95.55 Ground rent review period: Yearly

Age Restriction: Over 50s Pets: 2 MAX

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1507.67 Per Annum

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

JB PARAGRAPH 06/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Selling properties... not promises

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Sheen's
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