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Sales & Letting Agents

## Heron Cottage, Frostley Gate

£29,995



We are delighted to offer this \* EUROPEAN 2019\* mobile home situated at a quiet riverside location near Sutton St James. In brief the accommodation comprises of N open living space kitchen/diner/lounge, shower room and three bedrooms. Outside features an enclosed decking area, outside storage, there is private parking for two cars. The Park is open all year round. Ground rent is currently £320.00 per month.

Call us ANYTIME to book your viewing - 01406 424441.

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



## Accommodation Comprises:

PVCu double glazed entrance door,

Kitchen Area 4.90m (16'1") x 1.30m (4'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, built-in electric oven, built-in electric four ring halogen hob, extractor hood, PVCu double glazed window to side, radiator, vinyl floor covering with recessed ceiling spotlights, open plan to Lounge/Diner.

Lounge/Diner 4.26m (14') x 3.87m (12'8")

PVCu double glazed windows to front and side, wall mounted electric fire, two radiators, TV point, recessed ceiling spotlights, PVCu double glazed French doors to side.

Bedroom 1 3.05m (10') x 2.08m (6'10")

PVCu double glazed window to side, built-in double wardrobe with hanging rails, shelving, overhead storage cupboards, radiator, vinyl floor covering, TV point, recessed ceiling spotlights.

Bedroom 2 2.25m (7'5") x 2.07m (6'9")

PVCu double glazed window to side, built-in wardrobe(s) with hanging rail, overhead storage cupboards, extra range of base and eye level units with worktop space over to give more storage, radiator, vinyl floor covering, TV point, recessed ceiling spotlights.

Bedroom 3 2.06m (6'9") x 1.78m (5'10")

PVCu double glazed window to side, fitted wardrobe with hanging rail and shelving, radiator, vinyl floor covering, TV point with recessed ceiling spotlights.

## Shower Room

Fitted with three-piece suite comprising double shower cubicle with fitted shower and glass door, vanity wash hand basin with base cupboard, close coupled WC, PVCu opaque double glazed window to side, heated towel rail, vinyl floor covering, recessed ceiling spotlights.

## Outside

There is parking for two cars and outside storage. The property is purchased as seen, all items within the property are included in the sale.

Agents Note (Some rules may be updated see site office on your visit). Monthly site fee includes water. (currently £320) PCM.

## Heron Cottage Site Rules & Regulations

The Caravan Park is for holiday use only and should not be used as a permanent address. The caravan park will be open all year. Touring caravan owners must sign the register located in the laundry room at least every 28 days to acknowledge they have vacated their van for a period of at least 48 hours. If you require the warden to fix a problem with your caravan this will be chargeable at £25.00 per hour plus the cost of materials. All gas bottles and electric top up meter cards are to be purchased from the site office. All static caravans must be gas tested annually, and a copy of the certificate taken to the site office. All static caravans must be electric tested every three years and a copy taken to the site office. All Caravans must be insured, and a copy of the documentation shown at the site office. A transfer fee of 15% is payable to the site office on all private sales of static caravans. If you wish to sell privately, for vans 15 years and over please contact the site office. The life span for the static caravans on our park from new will be 15 - 20 years depending upon the vans condition. A tow-off fee for static caravans of £500.00 is payable to the site office. All payments, including ground rents are non-refundable. The 5mph speed limit must be observed at all times. You are responsible for the maintenance around your caravan pitch, 1 metre around the edge, including all weeding on your hard-standing area. Please note if a site warden has to weed and tidy your plot you will be charged £25.00 per hour. All paving slab work will be carried out by the site and only slabs purchased from the site office can

be used. Excessive noise, anti-social behaviour etc. will not be tolerated. Only domestic household waste is to be placed in the bins, and no other rubbish is to be left in the bin compound. Only rubbish that will burn is to be left by the bonfire, no metal, or plastics. Dogs must be always kept on a lead, if your dog fouls on the site you are responsible for cleaning it up. Please use the bins provided. All caravans must be chained down. (Ask at the site office for a quote) No smoking in public areas, including the toilet blocks. No fixed washing line to be hung from the caravan or any fixed objects. All rotary lines must be taken down and stored when not in use and at night. NOTHING OTHER THAN TOILET PAPER IS TO BE DEPOSITED DOWN ANY TOILET AT ANY TIME. THIS INCLUDES TOURING CARAVANS. (NO WIPES, COTTON BUDS OR SANITARY PRODUCTS) Nothing is to be left scattered around your pitch, e.g., BBQ's and rubbish bags. If a site warden has to tidy your pitch you will be charged £50.00. No metal stakes or tent pegs to be left in the ground. If this causes damage to the lawn mowers, you will be charged for the cost of the repair. There are to be no tradesmen working on site without the site offices prior permission. Fisherman only around the water's edge. Verandas for Static Caravans are to be purchased through Sunny Decks - Tel 01754 880022 (17/7/18).

#### Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

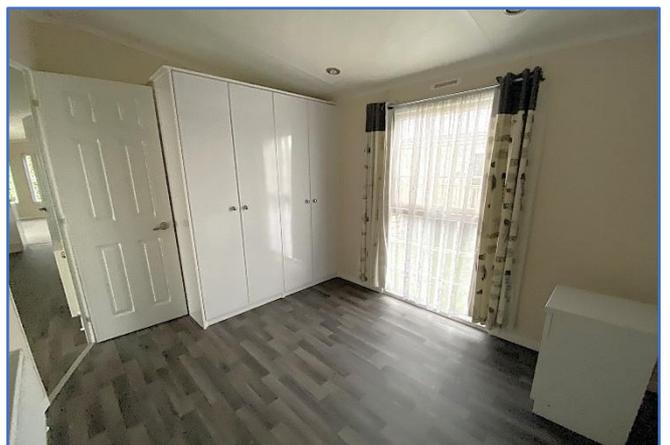
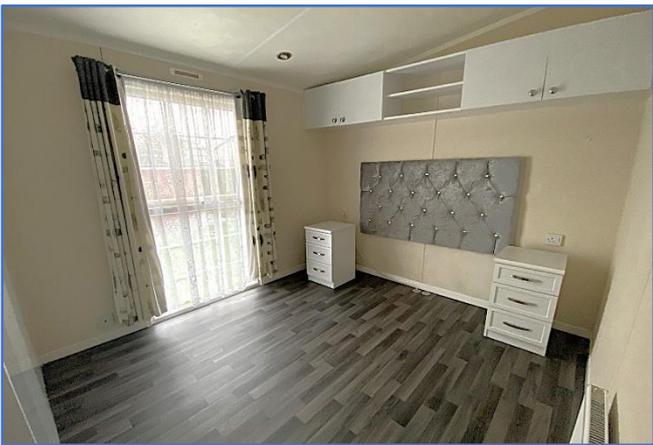
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

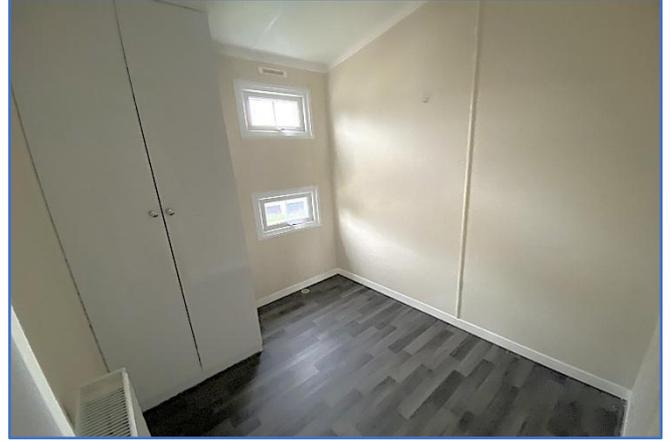
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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## Ground Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 45.5 sq. metres (489.9 sq. feet)

## Disclaimer

**VIEWINGS:** Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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A man and a woman are smiling and holding cardboard boxes, suggesting they are moving. The man is in the foreground, and the woman is behind him. The background is a simple room with a window.

Its that time of Year!  
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A family consisting of a man, a woman, and a young boy are gathered around a large, fluffy dog. The man is petting the dog, and the boy is looking at it. The woman is in the background, also looking towards the dog. They appear to be in a home setting.