



**26 Tall Trees Old Mill Lane
Forest Town, Nottinghamshire NG19 0JP
Offers Over £70,000**

- A FULLY REFURBISHED, TWO BEDROOMED MOBILE HOME ON THIS RESIDENTIAL DEVELOPMENT
- NEW FLOORS THROUGHOUT AND NEW FLOOR COVERINGS, EITHER CARPET OR VINYL
- OPEN PLAN LEADING THROUGH TO THE LOUNGE, WITH UPVC BOW WINDOW TO THE FRONT
- SECOND SMALL BEDROOM AND BATHROOM WITH NEW, THREE-PIECE WHITE SUITE
- POPULAR, WELL MAINTAINED RESIDENTIAL SITE, WITH ACCESS TO BUS ROUTES AND AMENITIES
- INCLUDES GAS HEATING (NEW COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- ENTRANCE HALL LEADING TO THE RE-FITTED KITCHEN, INCLUDING ELECTRIC OVEN AND GAS HOB
- MAIN BEDROOM HAVING FULL LENGTH FITTED WARDROBES TO ONE WALL
- GARDENS TO ALL SIDES AND HAVING THE BENEFIT OF CAR STANDING WITH THE PROPERTY
- OCCUPIERS NEED TO BE 50 YEARS OF AGE OR OLDER AND PETS ARE ALLOWED, SUBJECT TO PERMISSION

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, take the A60 Woodhouse Road and at the traffic light junction, turn right onto Old Mill Lane. On the brow of the hill, turn left onto Tall Trees. Park immediately on the left-hand side and walk down to number 26, which is on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door, radiator and built in cloaks. Door to Bathroom.

KITCHEN

11'6 x 7'9 (3.51m x 2.36m)

Having contemporary base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven and separate gas hob. Cupboard housing the new combination boiler. UPVC double glazed windows to both sides. Radiator. Open plan directly through to the lounge.

LOUNGE

11'6 x 9'9 (3.51m x 2.97m)

UPVC double glazed bow window to the front and UPVC double glazed door. Radiator.

BEDROOM TWO

8'6 x 4'5 (2.59m x 1.35m)

Classified as a single bedroom within mobile homes. UPVC double glazed window, radiator and fitted, single wardrobe.



BEDROOM ONE

11'7 into wardrobe x 7'5 (3.53m into wardrobe x 2.26m)

Fitted wardrobes to one wall. Radiator. UPVC double glazed aspect.

BATHROOM

New, three-piece white suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, radiator and UPVC obscure glaze.

OUTSIDE

There is an open frontage to the property and this one has the benefit of car standing. The gardens then extend to the sides and rear.



N B

This is a residential site, which means you can live there permanently, and each property is rated for council tax purposes.

This property is in council tax band A (Mansfield-dc.gov.uk).

Although you own your property, you don't own the ground that it stands on. This is retained by the park owner and a ground rent is paid. The park owner is responsible for the maintenance of the site. The ground rent for the current year is £220.61 per month and the water charges are £27.46 per month. We understand this property is approximately 25 years old.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5810/17.7.25

