

# LANDLES



46 Bank Road | Snettisham | Norfolk



**A well specified, static holiday caravan sited on a plot of good proportions off Shepherds Port, Snettisham. Delightful private garden to the rear with paved patio and raised decking area to the front.**

*Within close proximity of RSPB Reserve & Snettisham Beach.*

**Purchase Price £135,000**

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- **Static Caravan on Good Plot with Gardens & Parking**
- **Living Room with French Doors to Decking**
- **Kitchen / Diner**
- **Inner Hall**
- **2 Bedrooms**



- **Bathroom & Ensuite**
- **Timber 'Annex' / Storage with WC & Shower**
- **Conveniently Positioned Close to RSPB Reserve & Snettisham Beach**
- **6 Month Occupancy**
- **Holiday Letting Potential**

**Shepards Port** and the **Snettisham Beach** area is a popular, unique location tucked away on the West Norfolk coastline. This area is a haven for wildlife, well known for migrating birds with RSBP Snettisham only a short walk away with its various lakes and shoreline onto 'The Wash'. Snettisham Beach Sailing Club is nearby with regular sailing and social events throughout the season. Amenities are available in the nearby villages of Dersingham and Heacham with the nearby seaside town of Hunstanton further providing supermarkets, independent cafes and restaurants. **46 Bank Road** is a well positioned plot of reasonable depth with a well specified, 41' static caravan sited along with a timber 'annex' / store. The Vendors have made various upgrades during their ownership including replacing the fencing all around so the property is secure for pets, replacing the decking at the front & side of the caravan and laying a paved patio area in the rear garden making an ideal area for alfresco dining. The property benefits from mains electricity & water supply with the caravan having a wet radiator central heating system served by a boiler run on LPG gas. The separate 'Annex'/Store is of timber construction with a corrugated roof which the Vendor advises has been recently replaced with insulation added and is fitted with a WC and shower, ideal for guests or washing down pets after long beach walks. The property would make an ideal holiday home and is considered to have excellent potential as a holiday let due to the popularity and convenience of this location.

### Living Room

13' x 12' 6" (3.96m x 3.81m) (max)

Triple aspect with French doors to the decking, fitted units with downlighters, electric feature fire, television aerial point, wall mounted speakers, wall & ceiling light and radiator with TRV.

### Kitchen / Diner

12' 6" x 9' 2" (3.81m x 2.79m)

Dual aspect with fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, gas double oven, 4 ring gas hob with extractor above, integrated fridge, integrated freezer, plumbing & space for a washing machine, space for a microwave, integrated ironing board, plinth lights, downlighters & uplighters, ceiling light, door to side decking/seps and radiator with TRV.

### Inner Hall

With ceiling spotlights and radiator with TRV.

### Bedroom 1

9' 5" x 8' 1" (2.87m x 2.46m)

Dual aspect with king size bed & headboard with storage behind & drawers underneath, integrated units, downlights & uplighters, reading lights, radiator with TRV and television aerial point. Walk in wardrobe.

### Ensuite

With low level WC, pedestal hand basin, shower cubicle with glazed door & thermostatic shower, downlighters, radiator with TRV and extractor.

### Bedroom 2

8' 9" x 5' 5" (2.67m x 1.65m)

With single bed & headboards, fitted units & wardrobe, downlighters & uplighters, television aerial point and radiator with TRV.

### Bathroom

With low level WC, vanity basin unit with mixer tap and cupboards under, p-shaped bath with glazed screen and mixer tap with handheld extension, wall panelling around bath, towel radiator, ceiling spotlights and extractor.

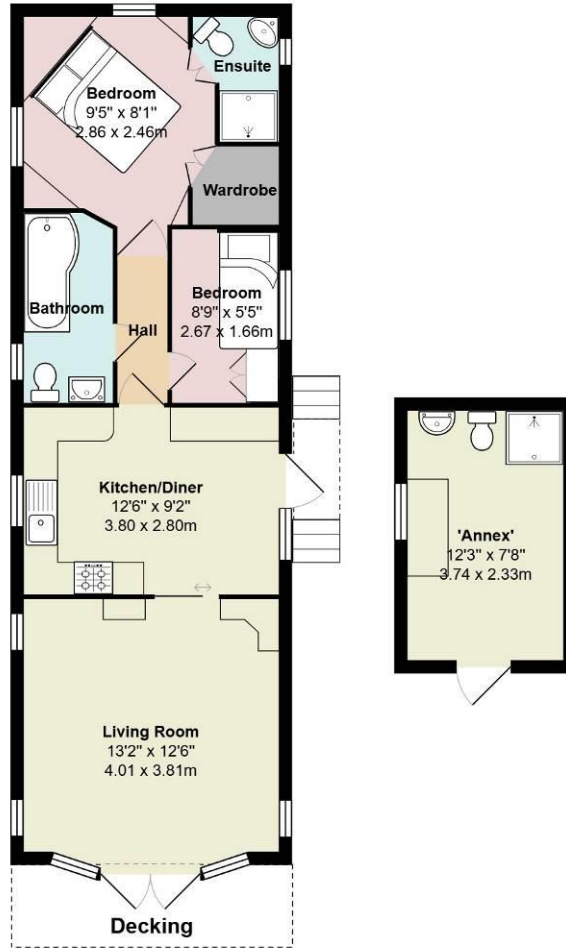
### 'Annex' / Storage

12' 3" x 7' 8" (3.73m x 2.34m)

Timber framed with insulation and corrugated roof. UPVC double glazed entrance door, fitted worktop, plumbing for a washing machine, low level WC, pedestal hand basin, shower cubicle with glazed door & electric shower and extractor.

### Outside

The property is accessed off Bank Road via double gates which give access to the gravel parking area. There is a paved pathway leading to steps up to the caravan and down to the private rear garden which is laid mostly to lawn with a paved patio area and garden shed, which has power connected. There is a raised decking area at the front of the caravan, accessed from the living room, which is West facing. LPG bottles are stored and connected down the side of the caravan.



### Bank Road, Snettisham, King's Lynn, Norfolk PE31 7PS

Illustration for identification purposes only. All measurements are approximate and not to scale.

**Occupancy & Planning** We are advised by the Vendor that occupancy has the usual restriction from 1<sup>st</sup> April to 30<sup>th</sup> September

**Rates / Outgoings** The VOA website indicates the current Rateable Value on the property is assessed at £625

**Energy Performance Certificate** N/A

**Services** Mains water & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

**Tenure** Freehold.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, **LANDLES**, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The **LANDLES** Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.

**PRS** Property Redress Scheme

**IMPORTANT NOTES** | **LANDLES** for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and **LANDLES** accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of **LANDLES** has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of **LANDLES** and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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