

Buy. Sell. Rent. Let.



Plot H8 Chapel Hill Marina & Caravan Park, LN4 4QB



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1

£19,000

When it comes to
property it must be


lovelle

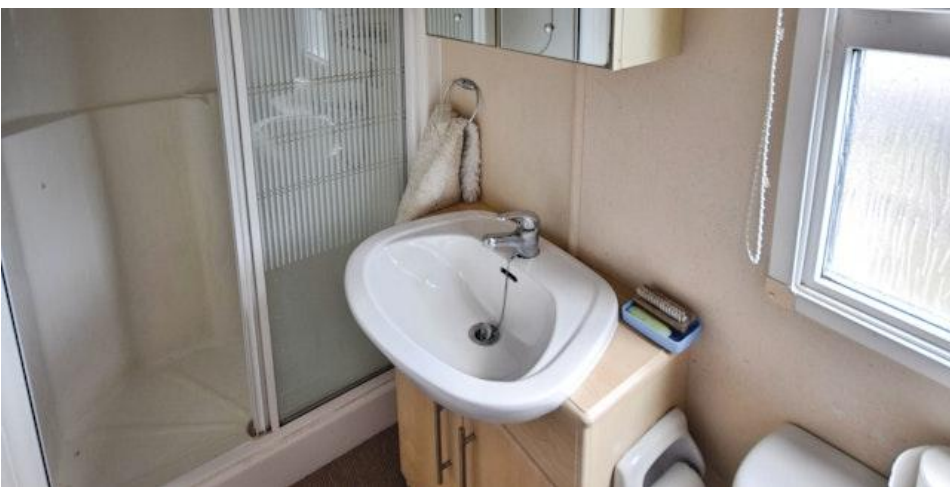


£19,000



Key Features

- Great Plot with Patio & Lawn
- Pleasant Site, Adjacent to the Marina
- 2009 Cosalt Vienna 35' x 12'
- Ideal for People Looking for Quiet Position, Fishing, to Moor Boat Nearby
- Open Plan lounge-Kitchen-Diner
- Double Bedroom with En-Suite WC
- EPC rating Exempt



This well-presented two-bedroom caravan offers an excellent opportunity for those seeking a peaceful setting with convenient access to nearby amenities. The accommodation comprises an open plan lounge, kitchen, and dining area, providing a flexible living space ideal for relaxation and entertaining. The property's thoughtful layout includes a double bedroom featuring the convenience of an en-suite WC, in addition to a twin bedroom and a separate shower room, ensuring ample facilities for both residents and guests.

Situated on a particularly attractive plot, this Cosalt Vienna (2009 model, measuring 35 feet by 12 feet) benefits from a patio and lawn, creating private outdoor space for enjoyment throughout the seasons. For additional practicality, the caravan includes a double width driveway, enhancing ease of access for residents and visitors alike.

The property is located on a pleasant site, adjacent to the marina, making it an especially attractive option for those interested in fishing or mooring a boat nearby. The peaceful surroundings will appeal to those seeking a quiet position.

The location of the property allows for a mixture of tranquillity and connectivity to regional attractions. The caravan is approximately seven miles from Woodhall Spa, offering further amenities, and is twenty-two miles from the city of Lincoln. The coast is within easy reach at around thirty miles, while Tattershall is approximately four miles away. This diverse position makes the property well suited to those looking to enjoy waterside pursuits, countryside walks, or visits to local towns and attractions.

Hall

Entered via UPVC door with cupboard housing central heating boiler, radiator, doors to;

Shower Room

With UPVC window to the side aspect, shower cubicle, low level wc, wash hand basin inset to vanity unit, radiator.

Bedroom One

With two UPVC windows, radiator, fitted wardrobes, dressing table and double bed frame, door to;

En-Suite WC

With UPVC window to the side aspect, radiator, low level wc, wash hand basin.

Bedroom Two

UPVC window to the side aspect, radiator, twin beds, fitted wardrobe.

Lounge/Kitchen/Diner

With four UPVC windows, dining table and chairs, inset gas fire to unit, tv cabinet and tv, display cabinets, two radiators, two sofas (one sofa bed), armchair. Kitchen area comprises; base and wall cupboards, work surfaces, gas cooker and hob with extractor over, integrated fridge-freezer, stainless steel sink, Panasonic microwave.

Outside

Gravelled double width driveway. Composite storage shed. Garden laid to patio, gravel and lawn enclosed by trees, hedging and fencing.

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Services

The property is connected to the parks sewerage, mains water and electric and has LPGas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Directions

From Tattershall leave the town on the A153 heading south west towards Sleaford. Go over Tattershall bridge and then turn left immediately after and follow the road alongside the River Witham and follow the signs for Chapel Hill. Go past the Crown Lodge & Restaurant and over the bridge and the park can be found on the left hand side.

Material Information

Council Tax band: n/a

Tenure: Caravan pitch Licence Agreement. Site shut Feb & march. Fees £1800 p/a due end of March. Private barrier entry, no pet restrictions

Property type: Cosalt Vienna

Property construction: Standard caravan

Energy Performance rating: exempt

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LP Gas central heating

Heating features: Double glazing

Broadband: Standard 0.9MB, Superfast 8MB

Mobile coverage: O2 Good , Vodafone Good , Three OK , EE Great

Parking: driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: no

Restrictions - Tree Preservation Orders: None

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: No

Coal mining area: No

Non-coal mining area: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website

<https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

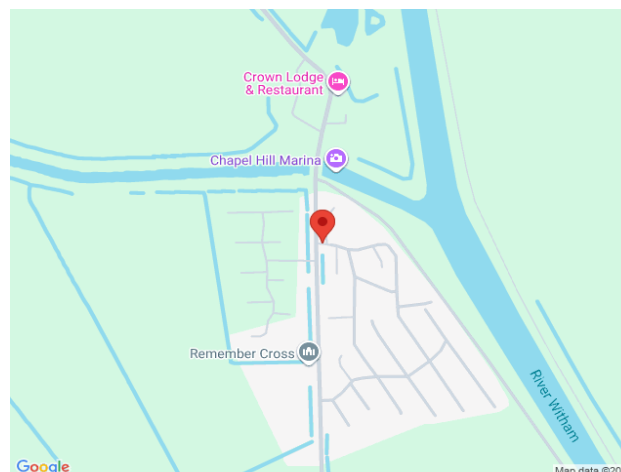
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

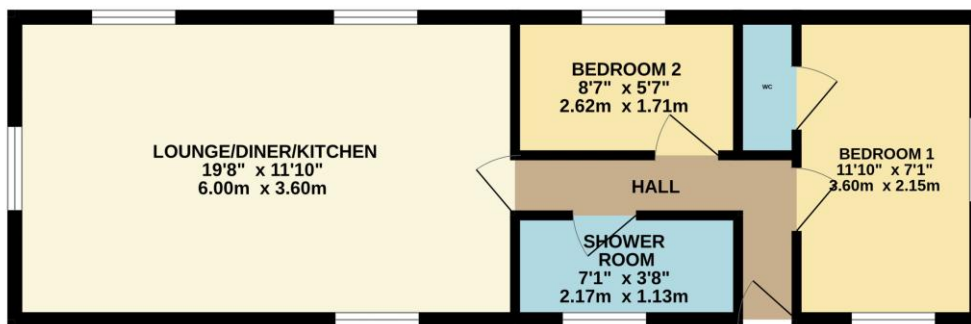
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Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 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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When it comes to **property**
it must be


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