



66 Oak Avenue, Radcliffe on Trent,
Nottingham, NG12 2AP

Offers Over £60,000
Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

This detached park home was built and supplied by Tingdene Homes Ltd. of Northampton in 2019 to the Hayden Classic design, 32ft x 10ft and occupies a landscaped plot positioned near to the main entrance of this popular residential park home site bordering the banks of the River Trent and located within the centre of the village and within walking distance of the local shops, amenities, public transport and picturesque cliff top walks.

The park home is superbly presented throughout offering one double bedroom, shower room and a hall leading to a fully fitted kitchen open plan to the front lounge with a feature bay window. Other features include gas fired central heating with a combi boiler, uPVC double glazed windows and doors and attractively landscaped gardens with a driveway providing one parking space.

ACCOMMODATION

A set of steps with ornate railings and path lead up to a uPVC obscure double glazed main entrance door opening into the entrance hall.

ENTRANCE HALL

5'3" x 2'8" (1.60m x 0.81m)

A central hallway with smoke alarm, doors leading off to the bedroom, shower room and kitchen.

KITCHEN

9'0" x 8'1" (2.74m x 2.46m)

The kitchen is superbly fitted with a modern range of cabinets and drawers in an ivory cream finished with granite effect worktops with matching upstands and a stainless steel sink. A range of built-in appliances include a tall fridge freezer, stainless steel electric oven with a gas hob, stainless steel splashback and extractor fan above, further appliance space and plumbing for a washing machine if required, gas central heating combination boiler concealed within a cupboard, wood effect vinyl flooring, window to side, a set of French doors and opening through to the lounge.



LOUNGE

9'0" x 8'9" (2.74m x 2.67m)

The lounge is open plan to the kitchen having a square bay window to front, tv and phone points.



BEDROOM

9'0" x 8'1" (2.74m x 2.46m)

A double bedroom fitted with a built-in wardrobe and matching set of drawers with mirror above and bedside cabinets and a window to side.



SHOWER ROOM

6'0" x 5'3" (1.83m x 1.60m)

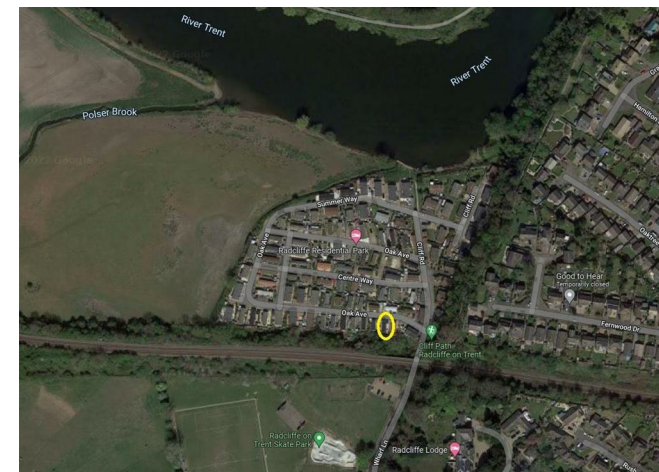
The shower room is fitted with a contemporary three piece white suite with chrome fittings including a wc, wash hand basin with mixer tap and mirror behind and a shower with a bi-fold glazed chrome enclosure, marble effect tiling and a chrome thermostatic shower. Wood effect vinyl flooring, obscure window to side, shaver point, extractor fan and a chrome heated towel rail.



OUTSIDE

The property occupies a convenient position near to the main entrance to the site with a landscaped plot having

areas of decorative stone planted with a variety of plants and shrubs, metal shed for storage and a seating area with a hedgerow, outside light above the main entrance door and a driveway providing car standing space for one vehicle with a further area of decorative stone behind.



SITE LEASE DETAILS

The purchase price is for the park home itself with the existing Lease for the plot available for assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees including water and drainage, are currently £306 per month, payable to Wyldcrest and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and billed, bottled gas (if applicable) is supplied direct by Calor and is at the individual owners cost.

We understand that, when a park home is sold and the agreement is assigned, the seller must pay the park operator 10% of the sale price. The current owners will pay this charge on the present sale, so it is not a cost for the buyers in this transaction. We include the information so that buyers are aware the charge would apply if they sell the park home in future.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

The property is currently registered as council tax band A.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

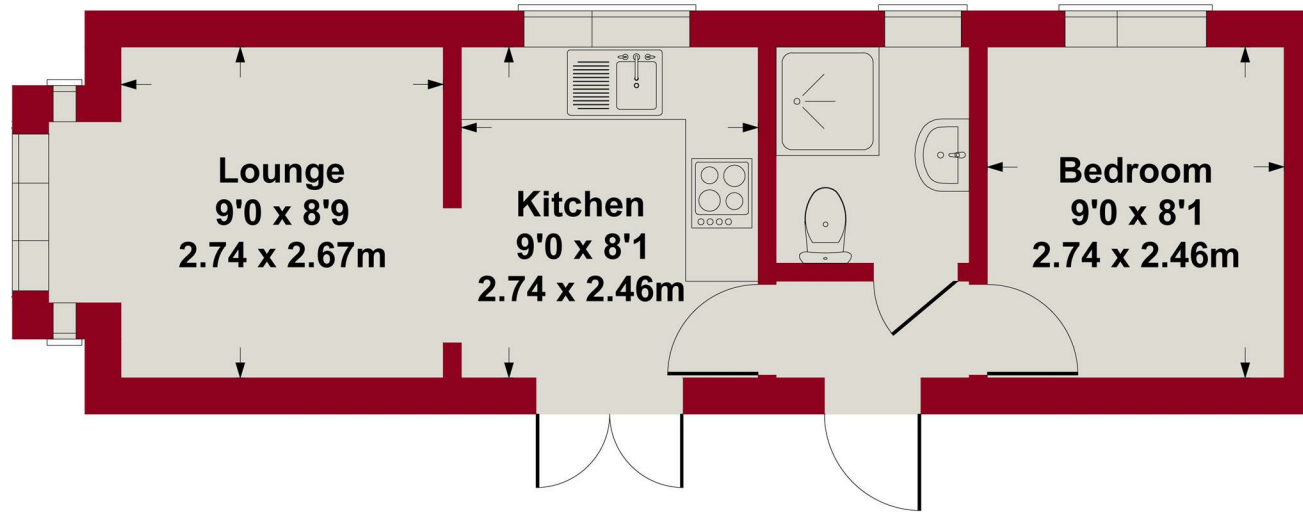
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
291 sq ft - 27 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2022 | www.houseviz.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

