Dean
ESTATE AGENTS

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23, Clanna Country Park

Alvington, Lydney, Gloucestershire, GL15 6AN

£140,000

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VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to present a two bedroom detached park home situated on the popular Clanna Country Park site. The accommodation comprises an entrance hallway, lounge with pebble-effect electric fire, kitchen to include an electric double oven and dishwasher, dining area with French doors to the garden and utility with plumbing for washing machine, space for fridge/freezer and access to the garden. Two bedrooms with built-in furniture and en-suite shower room to master bedroom, a further bathroom with three piece suite to include a corner bath. To the front is off road parking, the beautifully presented and level landscaped gardens include a lawned garden, patio seating areas, flower borders and garden shed.

Clanna Country Park, is a residential retirement park based in the Forest of Dean, Gloucestershire. The Park is surrounded by greenery and set around magnificent servants' quarters and a walled garden of what was once Clanna house. This spacious and beautiful park sits on the edge of Wye Valley and is the ideal location for those who enjoy long walks or cycling in an area offering breathtaking views of the surrounding scenery.

Approached via either side of the dwelling with UPVC double glazed door into the Entrance Hall or opposing side aspect entrance into the Utility Room.

Entrance Hallway:
5'5" x 6'4" (1.67m x 1.94m)
With radiator, access to loft space, coved ceiling, recess ceiling lights, cupboard housing the Vailant gas boiler.

Lounge:
19'1" x 11'2" (5.83m x 3.42m)
With both side and front aspect UPVC double glazed windows, coved ceiling, recess ceiling lights, electric fire with wooden surround, ample power points and TV aerial lead.

Dining Area:
Adjoining the kitchen with UPVC double glazed doors to the front, side aspect UPVC double glazed window, laminate flooring, radiator, coved ceiling and recess ceiling lights.

Kitchen;
19'0" x 7'9" (5.81m x 2.38m)
A modern, contemporary kitchen comprising of base units, wall cupboards, marble effect work surfaces, electric hob, extractor fan with light, integrated electric double oven, pelmet lighting, china display cabinets, composite sink unit with mixer tap, UPVC double window to the side, integrated dishwasher, coved ceiling.

Utility Room:
5'5" x 9'4" (1.67m x 2.87m)
With door to outside, plumbing for washing machine, work surfaces, larder cupboard for storage of fridge freezer, wall cupboards, radiator, coved ceiling and recess ceiling lights. Alarm control panel.

Bedroom One:
11'5" x 14'0" (3.49m x 4.29m)
A large double bedroom with built in wardrobes, over bed cupboards, dressing table with drawers and large mirror above, bedside cabinets, radiator, UPVC double glazed window, coved ceiling, TV aerial point.

En-Suite Shower Room:
10'11" x 5'1" (3.33m x 1.57m)
Another spacious shower room comprising of WC, vanity wash hand basin, shower cubicle, tiled walls, UPVC double glazed window, extractor fan, shaver point.

Bedroom Two:
8'11" x 9'4" (2.74m x 2.86m)
Side aspect UPVC double glazed window, built in bedroom furniture, coved ceiling, recess ceiling lights.

Bathroom:
8'5" x 6'2" (2.58m x 1.90m)
A spacious bathroom with WC, vanity wash hand basin unit, large wall mirror with lights above, tiled walls, oval shaped bath with mixer tap shower, radiator, UPVC double glazed bay window.

Agent's Note:
We are advised this property has a 10-month holiday licence, the ground rent is currently £267.50 per month which includes water and sewage, there is an annual ground rent review during February. Site terms and conditions are supplied upon an offer being accepted.

Park Homes:

When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period.

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.

The land remains the property of the park owner at all times.

As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.

The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement.

One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the purchase includes the land.

Your rights are protected.

In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

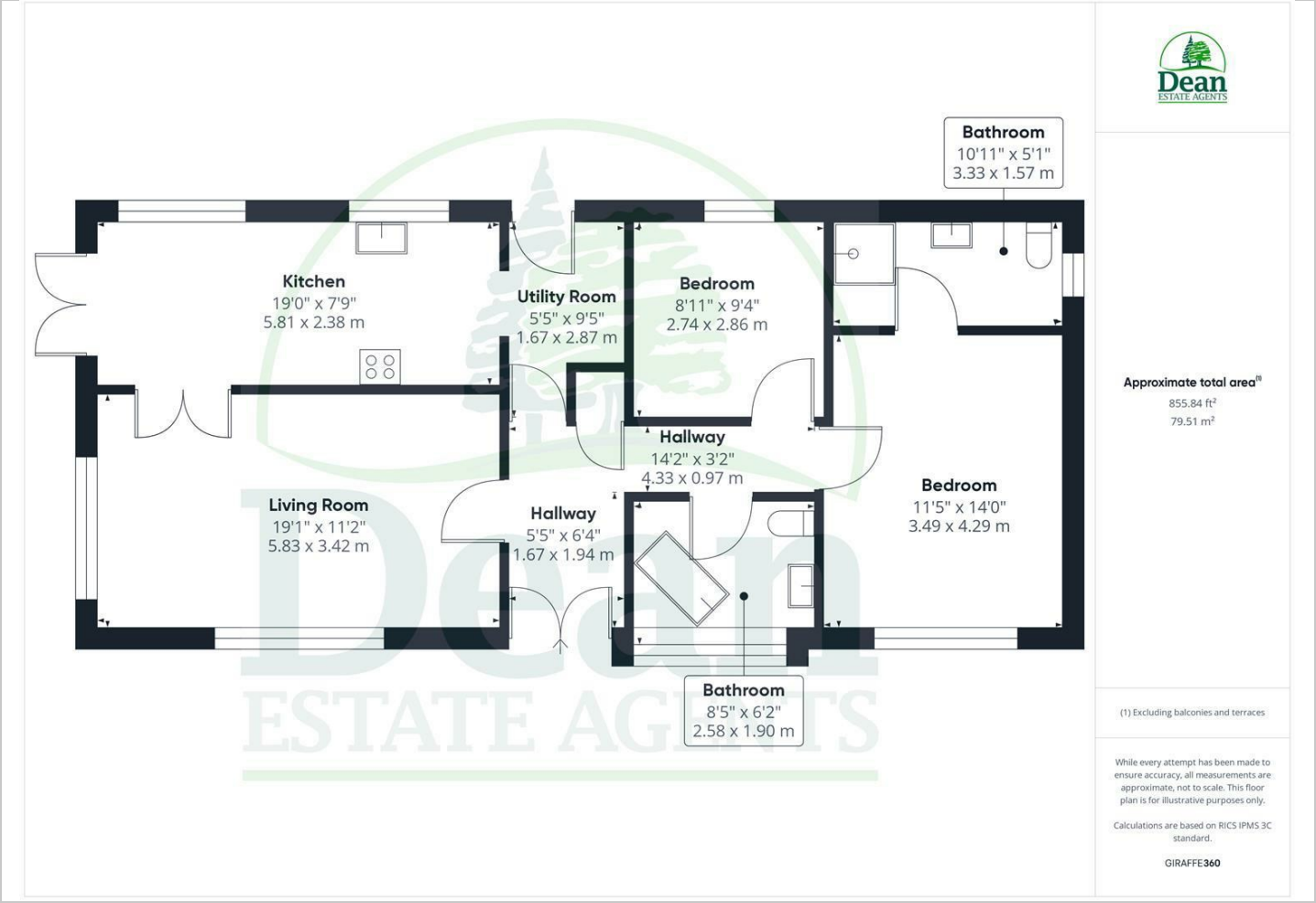
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

Road Map

Hybrid Map

Terrain Map

Floor Plan



Viewing

Please contact our Lydney Office
on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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