Dean
ESTATE AGENTS

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Clanna Country Park

Alvington, Lydney, GL15 6AN

£150,000

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VIRTUAL TOUR AVAILABLE A well-presented two-bedroom over 55's park home situated on the ever-popular Clanna Country Park. This bright and spacious home offers well-planned accommodation throughout, including a generous lounge/dining area, large kitchen with utility room, two double bedrooms (one with en-suite), and attractive wraparound garden. The property further benefits from off-road parking for several vehicles.







The property is accessed via a partially glazed UPVC frosted door into:

Entrance Hallway:
Side aspect UPVC double glazed window, radiator and doors providing access to the hallway space connecting to the kitchen and also lounge.

Lounge:
16'11 x 10'04 (5.16m x 3.15m)
A bright and spacious room featuring two side aspect bay-fronted UPVC double glazed windows, electric fireplace, TV point, power points and an opening through to the dining area.

Dining Room:
11'00" x 8'08 (3.35m x 2.64m)
Side aspect UPVC sliding patio doors opening onto the garden, radiator, power points and double doors providing access to the kitchen.

Kitchen:
14'7 x 8'08 (4.45m x 2.64m)
Fitted with a range of wall, base and drawer units with rolled-edge work surfaces, stainless steel one-and-a-half bowl sink drainer unit with mixer tap, built-in oven, four-ring gas hob with extractor hood, and space for fridge/freezer. Bay-fronted UPVC double glazed window to the front aspect, radiator and door into the utility room.

Utility Room:
5'10 x 4'01 (1.78m x 1.24m)
Front aspect UPVC double glazed window, additional base and wall units, space and plumbing for washing machine, power points and cupboard housing the boiler.

Inner Hallway:
5'5 x 2'10 (1.65m x 0.86m)
Storage cupboard and doors providing access to the bedrooms and bathroom.

Bedroom One:
11'5 x 9'05 (3.48m x 2.87m)
Side aspect UPVC double glazed window, radiator, power points and a range of built-in wardrobes, drawers and bedside cabinets. Door providing access to the en-suite.

En-Suite:
4'9 x 6'06 (1.45m x 1.98m)
Side aspect frosted UPVC double glazed window. Suite comprising walk-in shower with mains shower and white panelled surround, low-level WC, wash hand basin with mixer tap, radiator and extractor fan.

Bedroom Two:
12'06 x 7'6 (3.81m x 2.29m)
Rear aspect UPVC double glazed window, radiator, power points and built-in wardrobe space.

Bathroom:
5'06" x 6'06 (1.68m x 1.98m)
Side aspect frosted UPVC double glazed window. White suite comprising panelled bath with shower attachment over, wash hand basin with mixer tap, low-level WC, radiator and extractor fan.

Outside:
To the front of the property there is off-road parking for several vehicles, along with a lawned area and established flower borders.

To the rear and side, the property benefits from a generous wraparound garden, enclosed by fencing with gated access. Designed for ease of maintenance, the garden is mainly laid with stone chippings and includes a greenhouse, shed and a pebbled sun deck seating area.

Agents Note:
Ground rent and maintenance charge is £230.50 per calendar month, to include water rates. The park home benefits from a 10-month residential licence.

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.






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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.
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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 service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



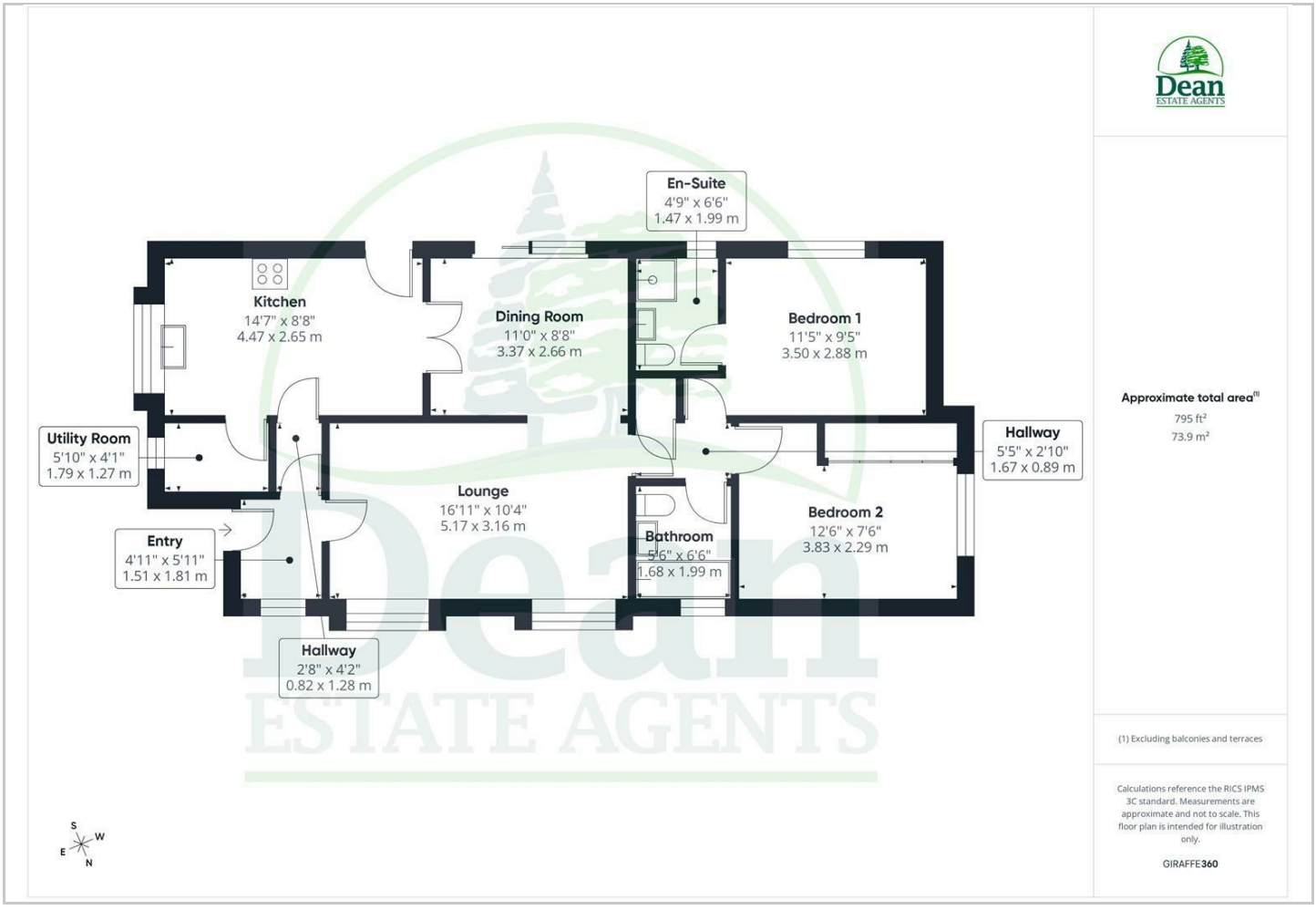
Hybrid Map



Terrain Map



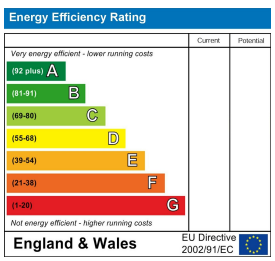
Floor Plan



Viewing

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

Energy Efficiency Graph



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