



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Within a superbly maintained holiday park home estate set amidst beautiful countryside about 3 miles from Bromyard. The estate has its own office, small shop, covered swimming pool and gym.

A South Facing 39' x 12' Three-Bedroom Regal Bayswater Home, New in 2022, Together with the Furniture and Two Balconies. uPVC Double Glazing and Gas Central Heating.

**RE06 MALVERN VIEW
STANFORD BISHOP
BROMYARD
WR6 5UB**



Comprising

uPVC Decking to Front and Side, Open Plan Lounge/Kitchen, Passage, Cloakroom, Double Bedroom and Two Single Bedrooms each with Fitted Units, Shower Room, Lawns on Two Sides Backed by Woodland.

Offers in the region of £40,000

RE06 Malvern View, Stanford Bishop, BROMYARD WR6 5UB

RE06 MALVERN VIEW is on the edge of a superbly maintained holiday park home estate in a south facing position with a silvan backdrop. The estate is set amidst the beautiful rolling East Herefordshire countryside affording many walks within its own land. It has its own office, small shop, covered swimming pool, gym, bar, function room/restaurant which has occasional entertainment. All these facilities are provided within the annual site fee and the home owner has a card giving 20% off food and drink. Bromyard, with all its amenities, is just three miles, approx. 14 Worcester, 15 Hereford and 10 Malvern.



This home, which is just four years old, occupies a pitch on licence which has 17 years remaining. The fee payable to the park owners is, we understand, £5,400 per annum for this current year and this covers maintaining the communal areas, bringing the services to the home, water, V Fast etc. Electricity and gas are paid for via meters. Payment can be made by monthly instalments. This is a holiday park but owners have all-year access but must have an alternative main home.



This 39' x 12' Regal Baywater home was new in 2022 and has uPVC double glazing, gas central heating, fitted kitchen, carpets, curtains and comes with the furniture.



Outside there are two uPVC balconies with railings and lawns each side.

There is car parking nearby.

The spacious accommodation comprises: open plan living, kitchen/dining area, passage, built-in cupboards, cloakroom, double bedroom and two single bedrooms all with fitted units, shower room.

COUNCIL TAX BAND - Nil

DIRECTIONS

From Bromyard, take the A44 Worcester road, after one mile turn right signed Malvern on to the B4220 road. Continue for about two miles and, opposite The Herefordshire House, turn hard left signed Linley Green. After a short distance, turn right signed Malvern View. Follow this private lane and turn left towards the office. From the office area, take the first left, then first right, at the end turn left and the property is on the right-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003513

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.