



Clanna

Alvington, Lydney, GL15 6AN

£225,000



A beautifully presented and generously proportioned two bedroom detached park home, situated on the highly sought-after park home site of Clanna Country Park. Occupying one of the largest plots on the site, this impressive home offers bright and spacious accommodation throughout, with a versatile layout including a study/third bedroom option.

The property benefits from a light-filled lounge/dining space, modern kitchen with utility, two well-proportioned bedrooms with en-suite to the master, and a stunning landscaped garden ideal for relaxing or entertaining. With ample off-road parking and a peaceful setting, this is a rare opportunity to acquire a standout park home in a prime position.



The property is accessed via a partly glazed UPVC door into:

Entrance Hallway:

5'10 x 12'6 (1.78m x 3.81m)

A spacious and welcoming entrance hall with two radiators, power points, ceiling spotlights, alarm system and built-in storage cupboard with hanging and shelving. Doors lead to all principal rooms.

Dining Room:

9'9 x 9'8 (2.97m x 2.95m)

Front aspect UPVC double glazed bay window, radiator and power points. Opening through to:

Lounge:

11'9 x 19'4 (3.58m x 5.89m)

A bright dual-aspect room with front and side UPVC double glazed windows and rear aspect door providing access to the garden. Feature fireplace with surround, radiator, TV point and power points.

From the Dining Room a door gives access into:

Kitchen:

9'9 x 9'5 (2.97m x 2.87m)

Rear aspect UPVC double glazed bay window. Fitted with a range of base, wall and drawer units with quartz worktops, built-in oven, four-ring gas hob with extractor over, stainless steel one and a half bowl sink with mixer tap, spotlights and power points. Opening into:

Utility Room:

4'10 x 6'6 (1.47m x 1.98m)

Rear aspect UPVC double glazed frosted door to garden. Fitted units with worktops, space and plumbing for washing machine and tumble dryer, space for fridge/freezer and airing cupboard.

Study

4'11 x 6'5 (1.50m x 1.96m)

Rear aspect UPVC double glazed window, radiator, power points and built-in storage/wardrobe space.

Bedroom One:

11'2 x 12'3 (3.40m x 3.73m)

Rear aspect UPVC double glazed window, radiator, power points and built-in storage/wardrobe space.

En-Suite

8'9 x 6'8 (2.67m x 2.03m)

Newly fitted suite with front aspect UPVC double glazed frosted window, walk-in shower with rainfall head and panelled surround, vanity wash hand basin with mixer tap, close-coupled WC, heated towel rail, illuminated touch LED mirror, built-in storage, spotlights and extractor fan.

Bedroom Two:

9'9 x 9'6 (2.97m x 2.90m)

Front aspect UPVC double glazed bay window, radiator, power points and fitted wardrobe with hanging and shelving.

Bathroom:

5'3 x 6'6 (1.60m x 1.98m)

Rear aspect UPVC double glazed frosted window. Suite comprising walk-in shower, wash hand basin with mixer tap, close-coupled WC, heated towel rail, extractor fan and ceiling spotlights.

Outside:

To the front, the property offers driveway parking for multiple vehicles with attractive stone borders and pathway leading to the entrance, with access to both sides.

The rear garden is a standout feature, being exceptionally generous and beautifully landscaped. It includes a large garden shed with power, decorative stone chippings, well-stocked floral borders, a spacious lawn area and an additional patio/sun terrace. perfect for outdoor dining and enjoying the peaceful surroundings.

Agents Note:

Ground rent and maintenance charge is £265 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 Properties – 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 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



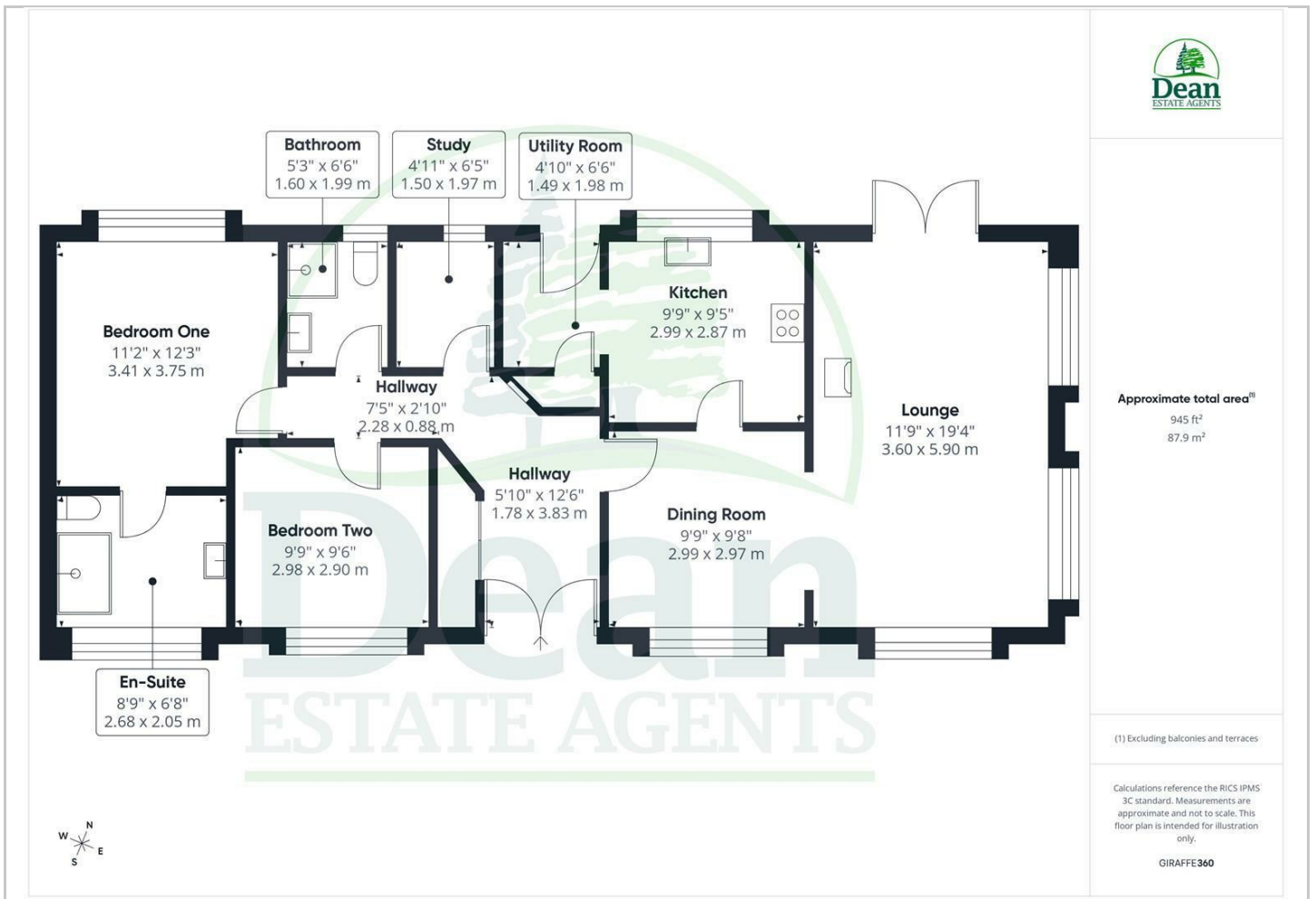
Hybrid Map



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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