



Zaza Johnson & Bath
Estate Agents

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The Wrekin, The Patches Lodges, Valeswood Lane, Little Ness, Shrewsbury, Shropshire, SY4 2LH

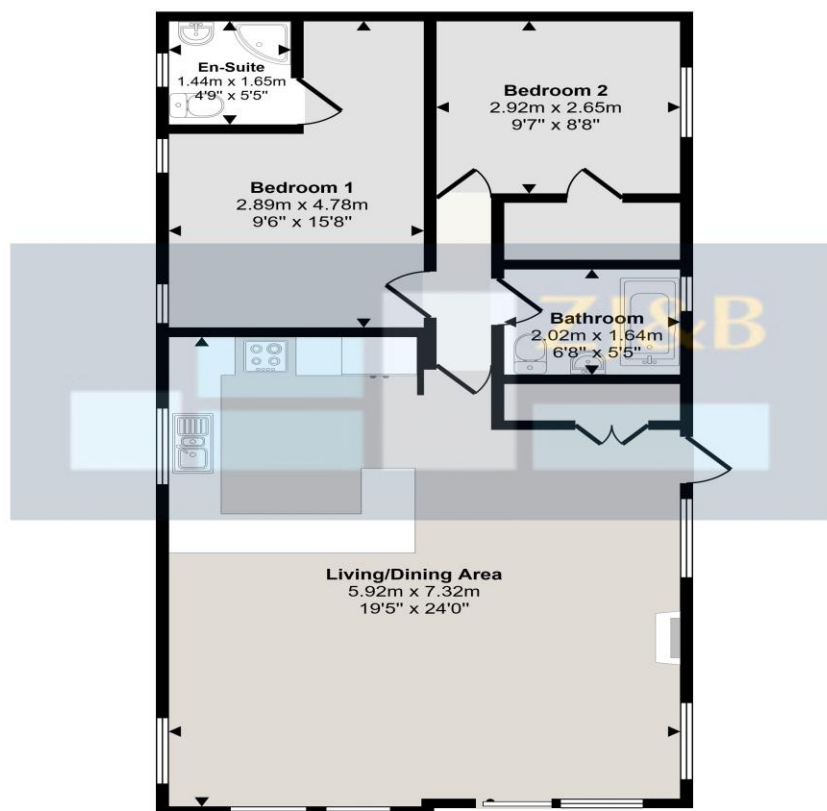
£90,000

A fabulous 2 bedroom lodge set within the peaceful Patches Holiday Park



This beautifully presented two bedroom lodge is one of only three properties set within The Patches Holiday Park, offering a peaceful countryside retreat with lovely views. Exclusively for adults, this superb lodge is ideal as a relaxing second home or an investment opportunity for those looking to generate income from holiday rentals. The accommodation features a spacious open plan living, dining and kitchen area overlooking the grounds. The modern fitted kitchen includes integrated appliances including a dishwasher, fridge, freezer and microwave, along with a separate utility room with washer/dryer and additional storage. The living area benefits from a feature electric fireplace with wooden surround. There are two well-proportioned bedrooms with fitted wardrobes, including a principal bedroom with en-suite, together with a separate main bathroom, making the layout ideal for both personal use and holiday letting. The lodge is presented in excellent condition and is set within beautiful countryside in the heart of Little Ness. The nearby village of Nescliffe offers a pub, garage and post office, while the A5 provides convenient access to both Shrewsbury and Oswestry. Adults only. The property is on a 30 Year Lease from 2018 with 22 years remaining. Service charge: £2,200 per annum.

Approx Gross Internal Area
73 sq m / 786 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

The Patches Valeswood Lane Valeswood LITTLE WESS SY4 2LH	Energy rating E	Valid until: 7 November 2035
		Certificate number: 2735-0229-2509-0323-6206

Property type	Park home
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage