



50 Mill Farm Park | Bulkington | CV12 9SE

SUPERB LOCATION ON MILL FARM PARK SPACIOUS TWO BEDROOM PARK HOME WITH LOVELY VIEWS OVER THE CANAL*** In brief the property comprises; two double bedrooms, modern shower room, kitchen/breakfast room, spacious living room, and conservatory. Also benefiting from double glazed windows, gas central heating, off road parking, storage building, and well maintained grounds, including a decked & patio area overlooking the canal. Council Tax Band A.

Asking Price Of £169,950

- Spacious Park Home
- Mill Farm Park Bulkington
- Two Double Bedrooms
- Kitchen Breakfast Room & Shower Room
- Generous Lounge & Conservatory



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES:

KITCHEN/BREAKFAST ROOM

10' 8" x 9' 6" (3.25m x 2.9m) Access to the property via obscure UPVC double glazed side door. UPVC double glazed window to side aspect, with fitted shutter blinds, panel radiator. A range of wall and base units with contrasting work tops, inset one and half bowl stainless steel sink and drainage unit, integrated electric oven with five ring gas hob, plumbing for washing machine, space for fridge freezer. Door to;

HALLWAY

Airing cupboard housing gas central heating boiler. Doors to;

BEDROOM ONE

15' 7" x 9' 6" (4.75m x 2.9m) With UPVC double glazed window to front aspect, panelled radiator, fitted side units, and walk in wardrobe.

BEDROOM TWO

11' 2" x 9' 6" (3.4m x 2.9m) With UPVC double glazed window to side aspect, with fitted shutter blinds, fitted wardrobes, panel radiator.

SHOWER ROOM

6' 9" x 6' 5" (2.06m x 1.96m) With obscure UPVC double glazed window to side aspect, with fitted shutter blinds. Corner shower unit, low level WC, and wash basin set in vanity unit, heated chrome towel rail.

LIVING ROOM

13' 7" x 19' 7" (4.14m x 5.97m) With UPVC double glazed windows to rear and side aspects, panel radiators, feature fire place with inset electric fire. UPVC double glazed French doors leading to;

CONSERVATORY

10' 0" x 8' 1" (3.05m x 2.46m) With wooden framed double glazed windows to side and rear aspects, panel radiator, ceiling fan and light. Wooden framed double glazed French doors leading to the rear.

OUTSIDE

To the front is a shared drive leading to the Park Home. Hardstanding providing off road parking for one vehicle, brick built storage shed. Side paved pathway with storage areas, and outside electric power supply. Wrought iron gate leading to paved pathway and ascending steps to entrance door. Well maintained slated side border. Further wrought iron gate with slated borders, and paved path to the rear. The rear has a paved patio area and decked seating area, with various plants and shrubs, and feature rockery with water fall. Descending steps leading to the canal side which is laid to lawn.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Exempt.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Non standard construction.

TENURE: we understand from the vendors that the property is a non standard tenure with vacant possession on completion. Ground Rent & Site Fees £173.40 per month.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

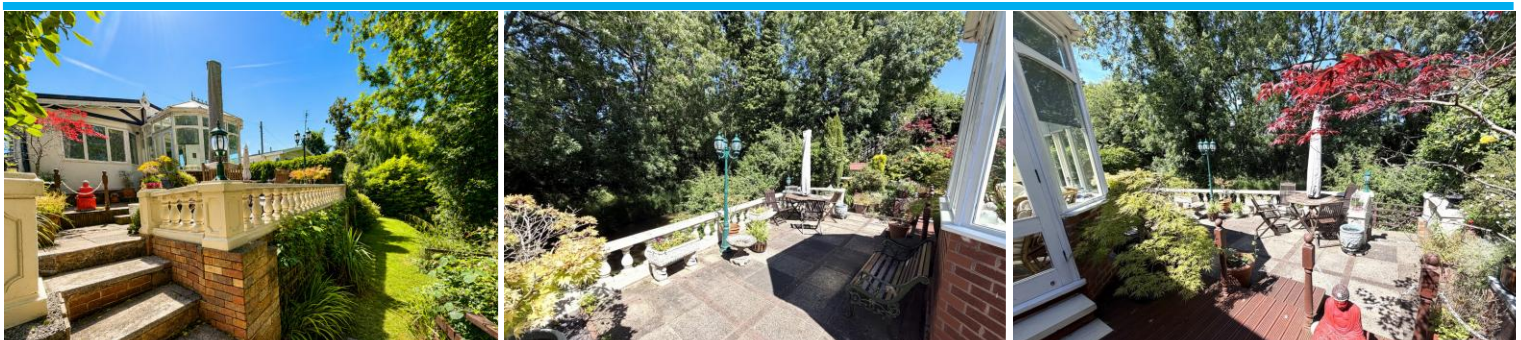
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

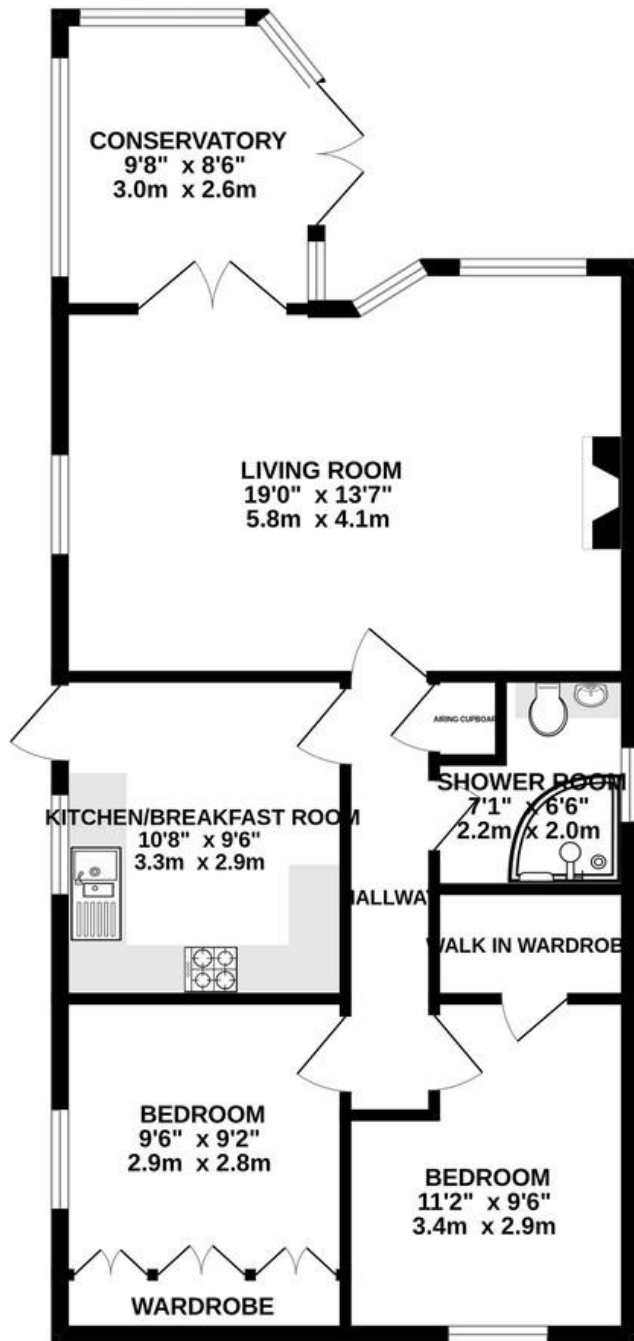
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



Tenure

Non-Traditional

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Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements