# 18 Wyeside Caravan Park
Bishopswood, Ross-On-Wye HR9 5QX






Approximate total area[1]
616 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

# £175,000

BRAND NEW TWO BEDROOM DETACHED PARK HOME for OVER 45s, enjoying STUNNING RIVER WYE VIEWS and a peaceful setting with SCENIC RIVERSIDE AND COUNTRYSIDE WALKS CLOSE BY. The property benefits from OFF-ROAD PARKING FOR ONE VEHICLE, LPG CENTRAL HEATING, DOUBLE GLAZING and is offered with NO ONWARD CHAIN. The 'OMAR', measuring approximately 36ft x 18ft, comes FULLY FURNISHED with INTEGRATED APPLIANCES INCLUDED, providing a comfortable and ready-to-move-into home in an attractive riverside location.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

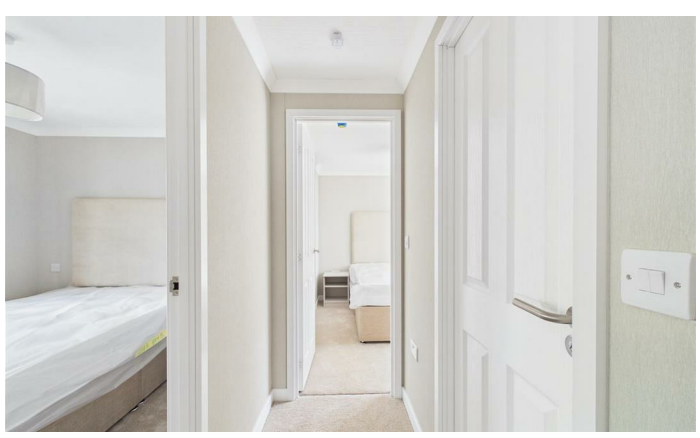
Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.



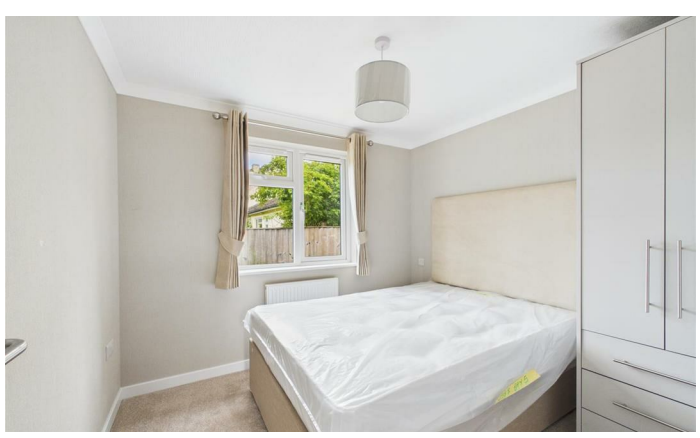












Obscure panelled door into:

## OPEN PLAN LIVING AREA
21'5 x 17'1 (6.53m x 5.21m)
Dining room / lounge, two radiators, with windows overlooking many aspects, double glazed french doors opening out to decking, this area leads into:

## KITCHEN
Range of base and wall mounted units, wood effect worktops with matching upstands, powerpoints, electric oven, LPG gas hob with extractor hood above, single bowl single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, washing machine, dishwasher, wood effect flooring, door to boiler cupboard housing LPG heating domestic hot water boiler, single radiator, side aspect UPVC double glazed window, side aspect UPVC door.

## INNER HALL
Access to roof space, coving, single radiator, door into:

## BEDROOM ONE
9'1 x 8'3 (2.77m x 2.51m)
Built-in wardrobe and drawer, single radiator, side aspect UPVC double glazed window.

## EN SUITE
White suite comprising close coupled WC, pedestal wash hand basin with mono block mixer tap over, quadrant shower cubicle with shower attachment, extractor fan, wood effect flooring, radiator, side aspect UPVC window.

## BEDROOM TWO
8'11 x 8'2 (2.72m x 2.49m)
Built-in wardrobe and drawer, single radiator, side aspect UPVC double glazed window.

## BATHROOM
White suite comprising close coupled WC, pedestal wash hand basin with mono block mixer tap, tiled splashback, modern side panelled bath with shower and mixer tap fitted over, shower screen, tiled surround, vaulted ceiling, extractor fan, chrome heated towel rail, rear aspect UPVC double glazed window.

## OUTSIDE
Parking area, suitable for the parking for two to three vehicles, low maintenance decking area. Hard standing for shed or greenhouse.

## SERVICES
Mains water and electric, LPG heating.

## MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES
Welsh Water.

## LOCAL AUTHORITY
Council Tax Band: A
Herefordshire Council, Plough Lane, Hereford HR4 0LE

## TENURE
Leasehold in Perpetuity. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because all you are buying is the static caravan itself. The land remains the property of the park owner at all times

## VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS
From Mitcheldean, proceed towards Drybrook and continue through the village, following signs for Ruardean and Lydbrook. Continue through Ruardean and descend into Lydbrook, then join the B4234 towards Ross-on-Wye/Bishopswood. Follow the B4234 alongside the River Wye into Bishopswood, where Wyeside Caravan Park can be found along this road. Continue into the park and follow the one way system to the left to locate No. 18 further round on the right hand side.

## PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.