

FOR SALE



Cathedral View, Newark Road
Asking Price Of £65,000


MARTIN&CO

Cathedral View, Newark Road

Asking Price Of £65,000

- 2015 Willerby 38x12
- Part Furnished Park Home
- Waterfront Position
- Open Plan Living
- Fitted Kitchen

38x12 Part Furnished Willerby 2015 Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a fitted kitchen and open plan living. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark. No onward chain.

KITCHEN/DINER Base and eye level units with a square edge worktops and inset composite quartz sink and drainer with spray tap. Integrated AAA appliances to include a Neff oven and hob with extractor over plus an integrated fridge, microwave and warming drawer. PVC windows to both side aspects and entry door, vinyl and carpet flooring, radiator, spots and a further light fitting plus a storage cupboard housing the Ariston combination boiler.

Carpet flooring, radiator, light fitting, PVC patio doors to the front and side windows plus electric feature fire.

HALL Carpet flooring, light fitting and radiator.

BEDROOM PVC side window, carpet flooring, radiator and a light fitting.



MASTER BEDROOM PVC window to the rear aspect, carpet flooring, radiator, wall and ceiling light fittings plus fitted bedroom furniture to include a bed surround, wardrobe housing the mains consumer unit and a dresser.

CLOAKROOM Low level WC, pedestal wash basin, vinyl flooring, PVC window to the side aspect, radiator and a light fitting.

SHOWER ROOM Low level WC, circular sink with vanity unit and shower pod. Side PVC window, vinyl flooring, radiator and heated towel rail, spots and extractor.

OUTSIDE Surrounding the front and side of the home is an enclosed deck area with lighting providing an outside seating area with waterfront views. Off road parking for multiple vehicles and a large storage shed housing plumbing for a washing machine and separate consumer unit.

GROUND RENT £205 per calendar month.

Amount provided by the current owner.

This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

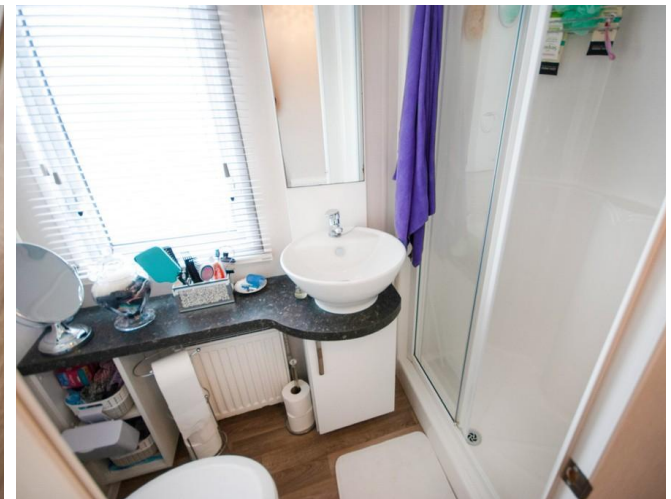
AGENT NOTE Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets are allowed on the development, subject to the site owners discretion.

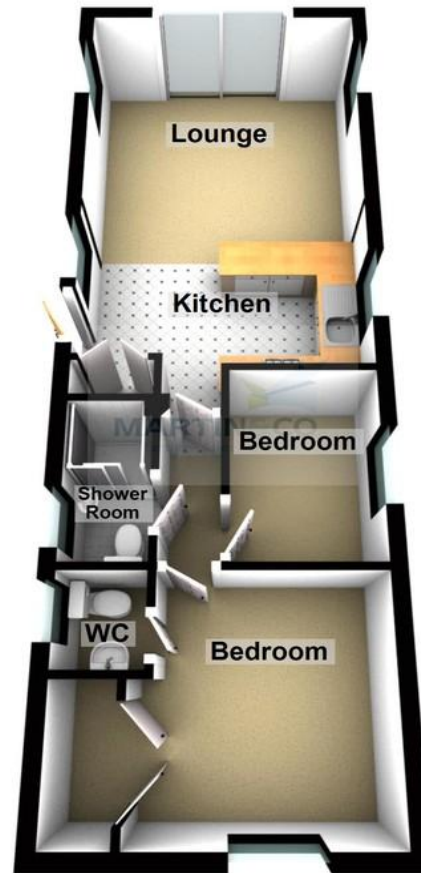
Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

Park homes do not require an Energy Performance Certificate (EPC).

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Ground Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW
T: 01522 503727 • E: lincoln@martinco.com

01522 503727

<http://www.martinco.com>


MARTIN&CO

Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.