

## Heron Cottage Park, Frostley Gate

£36,000



A delightful holiday home situated close to Sutton St James which enjoys field views and fishing facilities.

This mobile home comprises: open plan kitchen lounge diner, two bedrooms, shower room, main bedroom has a cloakroom, Outside privet parking, area laid to lawn. Ground rent is £320.00 PCM. This property is Leasehold.

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Accommodation Comprises:

PVCu double glazed entrance door to:

Kitchen/Diner/lounge 5.54m (18'2") x 3.60m (11'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, fitted gas cooker, built-in four ring gas hob with extractor hood over, four PVCu double glazed windows to side, three PVCu double glazed windows to front, gas fire with surround, storage cupboard with hanging space and shelving, radiator, fitted carpet with part vinyl floor covering, telephone point, TV point, three ceiling lights, door to:

Hall

Fitted carpet with ceiling light, door to:

Main Bedroom 3.59m (11'9") max x 2.81m (9'3")

PVCu double glazed window to side, built-in double wardrobe(s) with hanging rail and shelving, radiator, fitted carpet, ceiling light, door to:

Cloakroom

Fitted with two-piece suite comprising, wash hand basin and close coupled WC, radiator, vinyl floor covering with ceiling light, PVCu opaque double-glazed window to side, door to cupboard, housing wall mounted gas boiler serving heating system and domestic hot water.

Bedroom 2 2.50m (8'2") x 1.68m (5'6")

PVCu double glazed window to side, fitted wardrobe with hanging rail and shelving, radiator, fitted carpet, ceiling light, door to:

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted mains shower with glass door, pedestal wash hand basin, close coupled WC, PVCu opaque double-glazed window to side, heated towel rail, vinyl floor covering, ceiling light.

Agents Note (Some rules may be updated see site office on your visit).

Heron Cottage Site Rules & Regulations The Caravan Park is for holiday use only and should not be used as a permanent address. The Caravan Park will be open all year, however static caravans must be vacated from the 31st of January to the 1st of March. Touring Caravan owners must sign the register located in the laundry room at least every 28 days to acknowledge they have vacated their van for a period of at least 48 hours. If you require the warden to fix a problem with your caravan this will be chargeable at £25.00 per hour plus the cost of materials. All Gas is to be purchased from the office. All Electric cards are to be purchased from the office. All Static Caravans must be gas tested annually and a copy of the certificate taken to the site office. All Static Caravans must be electric tested every three years and a copy taken to the site office. All Caravans must be insured, and a copy of documentation shown at the site office. A transfer fee of 15% is payable to the site office on all private sales of Static caravans. If you wish to sell privately, for vans 15 years and over please contact the site office. The life span for the static caravans on our park from new will be 15 - 20 years depending upon the vans condition. A tow-off fee for static caravans of £500.00 is payable to the site office. All payments, including ground rents are non-refundable. The 5mph speed limit must be observed at all times. You are responsible for the maintenance around your caravan pitch, 1 metre around the edge, including all weeding on your hard-standing area. Please note if a site warden has to weed and tidy your plot you will be charged £25.00 per hour. All paving slab work will be carried out by the site and only slabs purchased from the site office can be used. Excessive noise, anti-social behaviour etc. will not be tolerated. Only domestic household waste is to be placed in the bins and no other rubbish is to be left in the bin compound. Only rubbish that will burn is to be left by the bonfire, no metal or plastics. Dogs must be kept on a lead at all times, if your dog fouls on the site you are responsible for cleaning it up. Please use the bins provided. All caravans must be chained down. (Ask at the site office for a quote) No smoking in public areas, including the toilet blocks. No fixed washing line to be hung from the caravan or any fixed objects. All rotary lines must be taken down and stored when not in use and at

night. NOTHING OTHER THAN TOILET PAPER IS TO BE DEPOSITED DOWN ANY TOILET AT ANY TIME. THIS INCLUDES TOURING CARAVANS. (NO WIPES, COTTON BUDS OR SANITARY PRODUCTS) Nothing is to be left scattered around your pitch, e.g., BBQ's and rubbish bags. If a site warden has to tidy your pitch you will be charged £50.00. No metal stakes or tent pegs to be left in the ground. If this causes damage to the lawn mowers, you will be charged for the cost of the repair. There are to be no tradesmen working on site without the site offices prior permission. Fisherman only around the water's edge. Verandas for Static Caravans are to be purchased through Sunny Decks - Tel 01754 880022 (17/7/18).





## Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 39.8 sq. metres (428.2 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

## Disclaimer

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