



- 11 MONTH OCCUPATION ONLY
- CASH PURCHASE
- PRETTY VILLAGE LOCATION
- ON PLOT PARKING

### Dobbs Weir , Essex Road, Hoddesdon, EN11 0AS

40' x 13' holiday home constructed in 2017 sited on the popular Dobbs Weir holiday park. Excellent plot backing onto Broxbourne Mill Stream. On plot parking. Modern open plan living with personal sun deck and on plot parking. Cash purchase only. OCCUPATION FOR 11 MONTHS OF THE YEAR ONLY

**PRICE: £95,000** (LICENCE ASSIGNED BY LEE VALLEY AUTHORITY)



## Property Description

40' x 13' holiday park home constructed in 2017 and presented to a high specification internally. The unit is set on a 'Gold plot' enjoying a pretty river view at the rear directly overlooking Broxbourne Mill Stream.

The accommodation has a modern atmosphere with open plan living area/kitchen area. The kitchen is fitted with an attractive range of high gloss wall and base units and space for a table and chairs. The kitchen is fitted with electric over with four ring gas hob over, integrated washing machine, upright fridge/freezer and eyelevel microwave. The lounge area is a large bright space with floor to ceiling picture windows to the front aspect and French doors giving access to the personal sun deck.

There are two bedrooms with the master bedroom boasting a walk in wardrobe. The second room is a good size and this is supported by the bathroom which presents with a white suite with full bath and additionally an overhead shower. The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.



Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on



site.

**ACCOMMODATION IN BRIEF COMPRISES:**

**LOUNGE**

13' 0" x 12' 10" (3.96m x 3.91m)

**KITCHEN/BREAKFAST ROOM**

13' 0" x 7' 5" (3.96m x 2.26m)

**INNER HALL**

14' 0" x 3' 0" (4.27m x 0.91m)



**BEDROOM ONE**

9' 10" x 9' 2" (3m x 2.79m) Measurement up to walk in wardrobe

**BEDROOM TWO**

9' 0" x 6' 10" (2.74m x 2.08m)

**BATHROOM**

9' 0" x 4' 9" (2.74m x 1.45m)

**EXTERIOR**

**PERSONAL SUN DECK**

**ON PLOT PARKING**

**CHARGES**

Ground rent £4705.00 per annum - includes water supply and waste water

Electric is supplied by the site but billed to each unit individually by meter

Gas - LPG gas

Council Tax - Exempt



Ground Floor



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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements