



GAME ESTATES

PROPERTY SALES & LETTINGS

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12 The Conifers
Coopers Beach Holiday Park
Church Lane
East Mersea
CO5 8TJ

£39,000



2021 Swift Bordeaux 6 berth caravan

Offered in excellent condition

18 year lease remaining

Open plan kitchen/lounge and diner

En-suite to master

Gas central heating

Site fees £6453 per annum

Clubhouse, indoor and outdoor swimming pool

This two bedroom (6 berth) 2021 Swift Bordeaux caravan is offered in excellent condition, decking to front and side, gas central heating, 18 years lease remaining, clubhouse, indoor and outdoor swimming pool, 11 month site, holiday homes cannot be used as a permanent residence.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Kitchen/lounge/dining room 18' 5" x 11' 6" (5.61m x 3.50m)

Open plan, double opening casement doors to decking, electric fire, three windows to side aspects, radiator, table and chairs, work surface with inset sink with mixer tap, integral dishwasher, fridge and freezer, oven with extractor over, cupboard housing gas boiler.

Bedroom 1 11' 8" x 10' 10" (3.55m x 3.30m)

Fitted double wardrobe, dressing table, cupboards and drawers, single wardrobe, window to side aspect, radiator.

En-suite 3' 9" x 3' 5" (1.14m x 1.04m)

White suite comprising close coupled w.c, wall mounted wash basin with mixer tap, obscure window to side aspect, radiator.

Bedroom 2 7' 8" x 5' 8" (2.34m x 1.73m)

Single wardrobe, fitted cupboards, window to side aspect, radiator.

Family Bathroom 6' 2" x 3' 5" (1.88m x 1.04m)

White suite comprising close coupled w.c, wall mounted wash basin with mixer tap, enclosed shower, wall mounted heated towel rail, obscure window to side aspect.

site fees £6453 per annum

