



- 11 MONTHS OF THE YEAR OCCUPATION
- CASH PURCHASE ONLY
- PERSONAL WRAP ROUND DECK
- MODERN OPEN PLAN LIVING

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

HOLIDAY HOME with occupation for 11 months of the year, on the popular Dobbs Weir Caravan park. 35' x 13' Carabuild Oasis constructed in 2018. Modern open plan living. Wrap round deck. Two bedroom. On plot parking. CASH PURCHASE ONLY

**PRICE: Offers In Region Of £74,995** (Licence assigned by Lee Valley Regional Park Authority)





## Property Description

35' x 132' holiday park home constructed in 2018 presented to a good standard internally having been recently redecorated through-out. The unit is sited on a silver plot on the edge of a well maintained cul-de-sac position on the edge of the park.

The accommodation is presented with open plan living area/kitchen area. The kitchen is fitted with an attractive range of wall and base units with integrated fridge/freezer, electric oven and gas hob. The lounge area is a large bright space with triple aspect windows and double doors leading directly onto personal wrap round sun deck.

There are two bedrooms with the master bedroom offering fitted wardrobes and additional over head storage cupboards. Bedroom two houses two single beds and a single wardrobe cupboard. These rooms are supported by the shower room which houses a double shower unit, vanity wash hand basin and low flush WC.

Externally there is a large personal wrap round deck and the current vendors have installed an external hot water tap. There is plumbing for washing machine in the external shed.

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:**

**LIVING AREA**

20' 3" x 12' 3" (6.17m x 3.73m)

**INNER HALL**

6' 9" x 2' 4" (2.06m x 0.71m)

**BEDROOM ONE**

12' 9" x 7' 5" (3.89m x 2.26m)

**BEDROOM TWO**

8' 2" x 6' 1" (2.49m x 1.85m)

**SHOWER ROOM**

6' 9" x 3' 5" (2.06m x 1.04m)

**EXTERIOR**

**WRAP ROUND SUN DECK**

**STORAGE SHED**

Plumbing for washing machine

**ON PLOT PARKING**

One on plot parking space. Potential to rent an additional space if required at additional cost and subject to availability

**CHARGES**

Silver plot with decking ground rent £3900. - 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