

Heron Orchard Holiday Park

£58,995



We are delighted to offer for sale this **** Garda Delta **** holiday home situated at a quiet and secluded location near Sutton St James. In brief accommodation comprises: Open plan living, kitchen/diner/lounge, Family bathroom, 2 bedrooms. Outside there is parking to the side with grassed area, decking to the front and steps to the side.

All year-round occupation is permitted at this superb location.

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Accommodation Comprises:

PVCu double glazed side entrance door to:

Open plan living area 7.17m (23'6") x 3.84m (12'7")

PVCu double glazed windows to front, PVCu double glazed window to side, electric fire with surround, storage cupboard, two double radiators, fitted carpet and part vinyl floor covering, TV point, recessed ceiling spotlights, fitted with a matching range of base and eye level units with worktop space over, matching island unit, 1 1/4 bowl composite sink unit with single drainer and mixer tap, integrated fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, built-in microwave, Bottle cooler, fitted washing machine, PVCu double glazed French doors to front, door to:

Family bathroom 2.80m (9'2") x 1.37m (4'6")

Fitted with three-piece suite with deep panelled bath with hand shower attachment over and glass screen, vanity wash hand basin with base cupboard, close coupled WC, heated towel rail, extractor fan, PVCu double glazed window to side, heated towel rail, vinyl floor covering with recessed ceiling spotlights.

Bedroom 2 2.45m (8') x 1.67m (5'6")

PVCu double glazed window to side, fitted bedroom suite fitted single wardrobe with hanging rail, overhead storage, drawers, bedside cabinet, radiator, fitted carpet, TV point, recessed, ceiling spotlights.

Bedroom 1 3.84m (12'7") max x 2.37m (7'9") min

PVCu double glazed window to side, fitted bedroom suite with a range of wardrobes comprising wardrobe(s) with hanging rails, overhead storage cupboards, drawers, bedside cabinets, bedside wall lights, radiator, fitted carpet, TV point, recessed ceiling spotlights.

Outside:

The holiday home is situated on a quiet private site with secure barrier access. The communal driveway leads to the property which has parking for vehicles to the side. A gravel driveway provides private off-road parking. This property is being offered with **NO ONWARD CHAIN** and viewing is highly recommended. A ground rent fee of £3,000.00 per year applies (Water and sewage included within this fee) LPG gas (£95.00 per bottle) is purchased on site and electricity is charged from the site office as and when due. Terms and conditions apply.





Ground Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 47.5 sq. metres (510.9 sq. feet)

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

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Property Misdescriptions Act 1991

For clarification we wish to inform any prospective purchasers that these particulars have been prepared as a general guide only and their accuracy is not guaranteed, they do not form part of any contract. These details, pictures and floor plans where applicable remain the property of letsgetyoumoving.co.uk and may not be duplicated, copied or used in any other way without our consent. We have not carried out a detailed survey nor test of services, appliances nor any other specific things mentioned. Any buyer is advised to obtain verification from their solicitor.

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