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## Heron Cottage Park, Frostley Gate

£29,500



A 2018 Galaxy continental holiday home situated close to Sutton St James which enjoys open field views and on-site fishing facilities. This mobile home comprises: Lounge/diner, open plan kitchen, two bedrooms and a shower

**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)

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

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



**room. There is parking for two cars and also an additional visitors parking space, garden area, outside lighting. Ground rent is currently £320.00 PCM. This property is Leasehold.**

### Accommodation Comprises:

Kitchen/Dining/Lounge 5.96m (19'7") min x 3.87m (12'8") max

Fitted with a matching range of base and eye level units with worktop space over with under lighting, stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, plumbing for automatic washing machine, fitted electric oven, built-in four ring LPG gas hob, PVCu double-glazed windows to side, PVCu double- glazed windows to front, wall mounted electric fire with wooden surround, boiler cupboard, housing gas LPG combination boiler serving heating system and domestic hot water, two radiators, fitted carpet and part vinyl, TV point, central heating thermostat with recessed ceiling spotlights, PVCu double-glazed French doors to side, door to:

Main Bedroom 3.66m (12') x 2.44m (8')

PVCu double-glazed window to side, fitted double wardrobe(s) with hanging rail, shelving, overhead storage cupboards, radiator, fitted carpet, TV point, recessed ceiling spotlights.

Bedroom 2 2.46m (8'1") x 2.13m (7')

PVCu double-glazed window to side, fitted single wardrobe(s), bedside cabinet, radiator, fitted carpet, TV point, recessed ceiling spotlights.

Shower RoomFitted with three-piece suite comprising double shower enclosure with fitted mains shower and glass door, vanity wash hand basin with mixer tap, close coupled WC, extractor fan, PVCu opaque double- glazed window to side, cupboard with shelving, heated towel rail, vinyl floor covering, recessed ceiling spotlights.

OutsideThere is parking for two cars and also a visitors parking space.

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. 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 bottles and electric top up meter cards are to be purchased from the site 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 the 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 always kept on a lead, 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).

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification of their own. References to the Tenure of a Property are based on information supplied by the Seller.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

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## Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Total area: approx. 46.0 sq. metres (495.2 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) Call us ANYTIME – 01406 424441.

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