



- 45' X 10' PARK HOME
- CHAIN FREE
- CASH PURCHASE ONLY
- PET FRIENDLY PARK

First Avenue, Galley Hill, Waltham Abbey, EN9 2AN

CHAIN FREE PARK HOME situated on the established Breach Barns park. The home is well presented and measures 45' x 10' offering two bedrooms, modern shower room, fitted kitchen and good size lounge. On plot parking and personal garden space. CASH PURCHASE ONLY

PRICE: £79,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Breach Barns is an established residential family park home site situated in a semi-rural position nestled within Essex countryside.

The property itself is a Tingdene home which measures 45' x 10' and was constructed in 2001. The accommodation appears to have been well maintained during the sellers' ownership and can be offered furnished if required to interested parties.

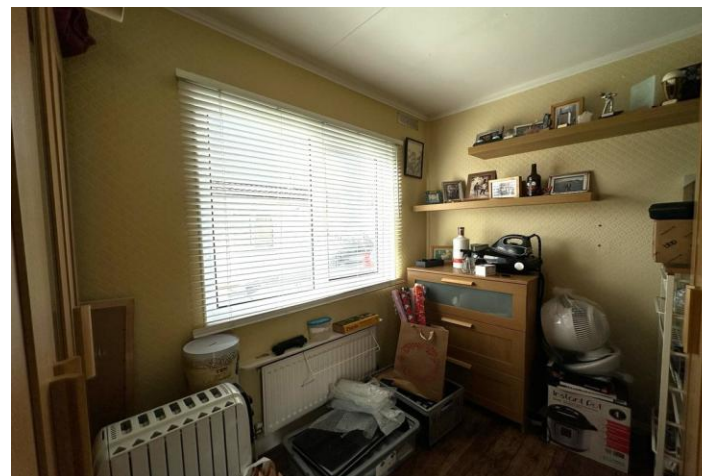
The accommodation in brief comprises a 14' entrance hall which grants access to the remainder of the accommodation. There are two bedrooms which are supported by the modern shower room which presents with a white suite comprising a double shower cubicle, low flush WC and wash hand basin.

There is a fitted kitchen with wood effect wall and base units and contrasting work surface which is offered to include the washing machine and cooker and there is space for a café style table and chairs. The open arch provides access to the dual aspect lounge.

Externally there is on plot parking for two vehicles and the remainder of the garden surrounds the unit providing a shingle flower bed to the side aspect and a lawned rear garden. Two exterior storage sheds complete the external space.

Other features include LPG gas central heating and full double glazing.

This particular home is being offered chain free and purchases are CASH ONLY as finance is not available on park homes.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

14' 6" (4.42m x 0m)

LOUNGE

11' 3" x 10' 0" (3.43m x 3.05m)

KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM ONE

10' 0" x 8' 0" (3.05m x 2.44m)

BEDROOM TWO

8' 7" x 6' 5" (2.62m x 1.96m)

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

EXTERIOR

Gardens surround the unit . Two external storage sheds

ON PLOT PARKING

Parking space to the side of the unit

CHARGES

TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A

Ground Rent £293.20 Per Month

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.



UTILITIES

Electricity - Mains

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers .

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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