



Total area: approx. 62.9 sq. metres (676.7 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Cottage Gardens Bedford Road Rushden NN10 0NH  
Price £135,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Backing on to a local allotment is this double fronted park home which was originally constructed with two bedrooms and has now been modified to provide one large bedroom with built-in wardrobes. Outside there is off road parking for one car and a landscaped garden. Further benefits include gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, lounge/dining room, inner hallway, shower room, kitchen, bedroom, wrap around gardens and an off road parking space.**

Enter via front door to:

#### **Porch**

Bay window to side aspect, window to rear aspect, through to:

#### **Lounge/Dining Room**

19' 5" max x 17' 2" max (5.92m x 5.23m)

Two bay windows to front aspect, two radiators, feature wooden fireplace surround, door to:

#### **Inner Hallway**

Doors to:

#### **Kitchen**

9' 11" x 9' 5" (3.02m x 2.87m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in five ring gas hob, built-in double oven, extractor hood, space for fridge/freezer, radiator, window to side aspect, wall mounted gas combination boiler serving domestic central heating and hot water systems, door to:

#### **Utility Area**

Comprising work surface, plumbing for washing machine, window to side and rear aspects, door to front aspect.

#### **Shower Room**

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, fully tiled walls, window to side aspect, radiator.

#### **Bedroom**

14' 9" x 8' 7" up to wardrobes (4.5m x 2.62m)

French doors to rear aspect, extensive range of built-in wardrobes, secret door leading to a walk in cupboard, radiator. (Originally there were two bedrooms which have been made into one).

#### **Outside**

Wrap around, landscaped garden, lawn and sheds, off road parking for one car. Enjoys a private aspect backing onto a local allotment.

#### **Material Information**

Park Homes are neither leasehold or freehold; there is a right for the home to be stationed upon the land in perpetuity (forever). When buying a park home, you purchase the physical property and lease the land it sits on. Most high street mortgage lenders would be unable to offer you a mortgage to buy a park home.

We understand that the monthly pitch fee is £206.84 per calendar month and this is payable to Turners Parks Group Ltd. Any yearly increase takes affect from the 1st of January each year.

Clean water, sewerage and gas are paid directly to the suppliers. Electricity is recharged by the park operator, on a quarterly basis, to the vendors/property owners. The quarterly electric charge is dependent on usage for each property.

The Park is strictly for the age group of over 50's and there are park rules which all prospective residents will need to adhere to.

You are not allowed to let out the Park Home, this has to be the owners' main residency in the UK.

Pets - You are allowed 1 Dog and 1 Cat per property. Additional park rules are available upon request.

The site owners are entitled to 10% of the sale price as commission which is due from the purchaser. (ie if the property is sold for £135,000 the prospective purchaser would pay 90% of this figure (£121,500) to the vendors and 10% of this figure (£13,500) to Turners Park Group.

#### **EPC**

Park homes do not need an Energy Performance Certificate (EPC) as they are exempt.

#### **Council Tax**

We understand the council tax is band A (£1,504 per annum. Charges for 2024/2025).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

