



- 11 MONTH OF THE YEAR OCCUPATION

- CASH PURCHASE ONLY

- PRETTY VILLAGE LOCATION

- ON PLOT PARKING

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

OCCUPATION FOR 11 MONTHS OF THE YEAR. 38' x 12 holiday home constructed in 2014 sited on the popular Dobbs Weir holiday park. Master bedroom with en-suite WC. Modern open plan living with personal sun deck and on plot parking. CASH PURCHASE ONLY

**PRICE: £84,995** (licence assigned via Lee Valley Regional Park Authority)



## Property Description

Holiday park home constructed in 2014 and presented to a high specification internally. The unit is set on a 'Gold plot' on the edge of the park enjoying a short flat walk to the on-site reception and convenience store.

The accommodation has a modern floorplan with open plan living area/kitchen area. The kitchen is fitted with an attractive range of wall and base units with space for a dining table and chairs. The kitchen is fitted with an electric oven with four ring gas hob over, washing machine, integrated fridge/freezer and eyelevel microwave. The lounge area is a large bright space with floor to ceiling picture windows to the front aspect and French doors giving access to the personal sun deck.

There are two bedrooms with the master bedroom boasting fitted wardrobes and a personal en-suite toilet/WC. The second room is a good size and this is supported by the shower room which presents with a white suite with walk in shower, low flush WC and pedestal wash hand basin.

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.

**LIVING AREA KITCHEN AND LOUNGE**

21' 10" x 11' 9" (6.65m x 3.58m) Of which the kitchen measures 11'9 x9'8

**INNER HALL**

6' 6" x 2' 8" (1.98m x 0.81m)

**MASTER BEDROOM**

10' 0" x 9' 5" (3.05m x 2.87m) Measurement taken to the front of the wardrobes

**EN-SUITE WC**

3' 9" x 3' 2" (1.14m x 0.97m)

**BEDROOM TWO**

8' 3" x 5' 4" (2.51m x 1.63m)

**SHOWER ROOM**

6' 5" x 3' 5" (1.96m x 1.04m)

**UTILITIES**

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers .

**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.

### Ground Floor



### TENURE AND CHARGES

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Ground rent £5130.00 per annum - includes water supply and waste water and deck space within the Gold Plot position

Electric is supplied by the site but billed to each unit individually

Gas LPG Gas bottle supply

Council Tax exempt

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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