

# Heron Orchard Holiday Park

£95,000



We are delighted to offer for sale this fantastic holiday home (2020 build) situated at a quiet and secluded location near Sutton St James. In brief accommodation comprises: Open plan living, kitchen/diner/lounge, family bathroom, En-suite 2 bedrooms, walk-in wardrobe. Outside: The property is fully enclosed with post and rail fencing, gravel area and generous parking, area laid to lawn, outside tap, garden storage, storage for LPG gas bottles. Double Garage with power, lighting, and cold-water.

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



## Accommodation Comprises:

PVCu double glazed entrance door to:

Open Plan Living 6.39m (21') x 4.22m (13'10")

PVCu double-glazed windows to side, electric fire with surround, radiator, 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, wine rack, composite sink unit with single drainer and mixer tap, breakfast bar with cupboard space, built in wine cooler. fitted fridge/freezer, microwave, integrated dishwasher. PVCu double-glazed patio doors to rear, door to:

Hallway

Radiator, fitted carpet, recessed ceiling spotlights, door to:

Main Bedroom 3.10m (10'2") x 2.44m (8')

PVCu double-glazed bay window to front, overhead storage cupboard, bedside cabinets walk in wardrobe with hanging rail shelving and drawers, radiator, fitted carpet, TV point, recessed ceiling spotlights, door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard and mixer tap, double shower enclosure with fitted mains shower and glass door, close coupled WC, extractor fan, mirrored cabinet, PVCu opaque double-glazed window to side, boiler cupboard housing wall mounted LPG gas boiler serving heating and hot water, heated towel rail, vinyl floor covering.

Bedroom 2 2.91m (9'7") max x 1.94m (6'4") max

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

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and glass screen, vanity wash hand basin with base cupboard and mixer tap, close coupled WC, heated towel rail, extractor fan, mirrored cabinet, PVCu opaque double-glazed window to side.

Garage

Concrete block built double garage with power and lighting connected, plumbing for automatic washing machine and a tumble dryer, cold water tap, two up and over doors.

Outside

The property is situated on a quiet private site with secure barrier access. The communal driveway leads to the property. The property is fully enclosed by post and rail fencing with a gravel area and good parking, area laid to lawn, outside tap, garden storage, housing for the storage for LPG gas bottles. Double garage with power and lighting, cold water feed. This property is being offered with NO ONWARD CHAIN and viewing is highly recommended. A ground rent fee of £3,360.00 per year applies (Water supply 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.

Agents Note (Some rules and fees may be updated see site office on your visit).

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.

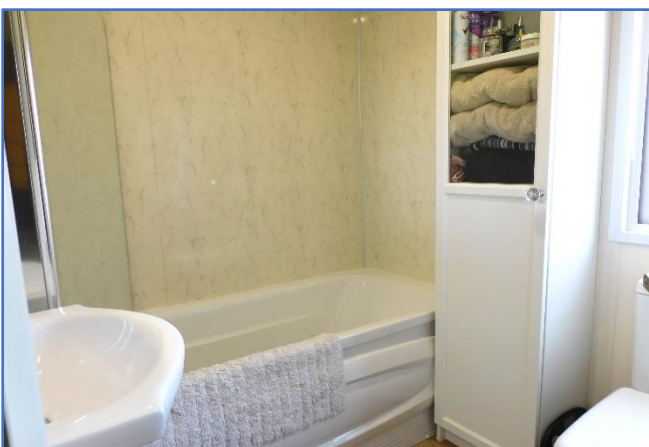
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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

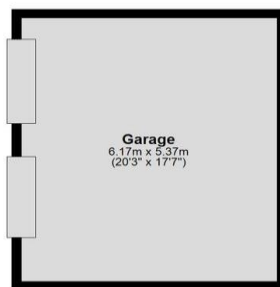
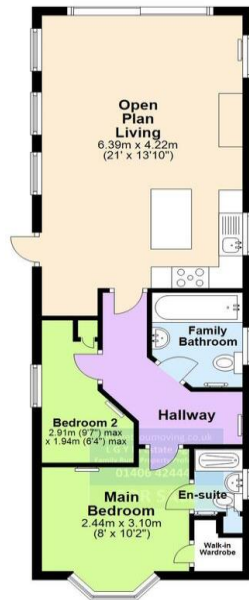
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**Ground Floor**  
Approx. 88.0 sq. metres (947.7 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 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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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.

