



- CASH PURCHASE ONLY
- 40 X 13 WILLOUGHBY LINEA
- TWO BEDROOMS
- TWO BATHROOMS

Dobbs Weir, Essex Road, Hoddesdon, EN11 0AS

2016 Built Willoughby Linea 40 x 13 holiday home on Dobbs Weir caravan park situated on a silver plot . 11 months of the year occupation only. Two bedrooms. Two bathrooms. CASH PURCHASE ONLY.

PRICE £109,000 (LICENSE ASSIGNED BY LEE VALLEY REGIONAL PARK)



Property Description

Fantastic Silver plot position for this 40 x 13 holiday park home constructed approximately 8 years ago. Set on a silver with communal lawn surrounding the unit and on plot parking for one vehicle.

The main living area is open plan with a good size lounge granting access via double doors to the Sun Terrace. The kitchen has a range of fitted wall and base units with space for a table and chairs. Integrated appliances include Fridge/freezer, built in oven and microwave. There is also Karndean flooring and air conditioning.

There are two bedrooms, the master bedroom having fitted wardrobes and provides access to the en-suite shower room which has a double shower enclosure, WC and wash hand basin. Bedroom two is a good size single with a fitted cupboard. A modern shower room with WC, vanity sink unit with inset cupboards and shower enclosure complete the accommodation.

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.





HALL

6' 6" x 3' 2" (1.98m x 0.97m)

LOUNGE/KITCHEN

19' 4" x 12' 7" (5.89m x 3.84m)

BEDROOM ONE

13' 00 Max" x 9' 6" (3.96m x 2.9m)

BEDROOM TWO

9' 6 Max" x 7' 2" (2.9m x 2.18m)

ENSUITE

7' 8" x 2' 11" (2.34m x 0.89m)

SHOWER ROOM

9' 3 Max" x 4' 2" (2.82m x 1.27m)

CHARGES TENURE AND SERVICE

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

Site fees for this home are £4255.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services. (charges are £3895.00 plus £360.00 for personal deck space - total charges £4255.00)

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

Gas LPG supply

Council Tax exempt

There is a high grade internet available - fee to be confirmed with site office

No Council tax costs

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.

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25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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