



- CASH PURCHASE ONLY
- ABI BEAUMONT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

### Dobbs Weir, Essex Road, Hoddesdon, EN11 0AS

ABI BEAUMONT 2017 BUILT 42' x 14' HOLIDAY HOME on the popular Dobbs Weir caravan park situated on an excellent gold plot. 11 MONTHS of the year occupation only. Two double bedrooms, two bathrooms.CASH PURCHASE ONLY

PRICE £112,000 (License assigned by Lee Valley Regional Park Authority)



## Property Description

Excellent position for this 42' x 14' ABI Beaumont holiday park home constructed approximately 6 years ago. The unit is set on a 'Gold plot' enjoying a riverside position with on plot parking for one car.

The main living area is open plan with a good size lounge granting access via double glazed French doors to the personal SUN DECK. The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include dishwasher, washing machine, and double oven.

There are two bedrooms with the master bedroom boasting an en-suite dressing room with fitted cupboards and a full bathroom with white suite. There is an extensive range of fitted wardrobes cupboards and complementing drawer units and a bespoke padded headboard adding to the aesthetics of the bedroom.

The second room is a good size double which presents with two single beds and this is supported by an independent shower room with WC and 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.

**LOUNGE/KITCHEN**

20' 6" x 13' 7" (6.25m x 4.14m)

**HALL**

8' 00" x 2' 5" (2.44m x 0.74m)

**BEDROOM ONE**

13' 6" x 8' 3" (4.11m x 2.51m)

**DRESSING AREA**

6' 7" x 4' 1 Max" (2.01m x 1.24m)

**EN SUITE BATHROOM**

7' 00" x 5' 11 Max" (2.13m x 1.8m)

**BEDROOM TWO**

9' 3" x 7' 5" (2.82m x 2.26m)

**SHOWER ROOM**

7' 10" x 3' 5" (2.39m x 1.04m)

**EXTERIOR**

**ON PLOT PARKING**

**SUN DECK**

**CHARGES AND TENURE**

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

Site fees for this home are £5130.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services.

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





Gas LPG Gas bottle supply

Council Tax exempt

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

No Council tax costs

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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