



£155,000

13 Dibles Park

Dibles Road, Warsash, Southampton, Hampshire SO31 9SA

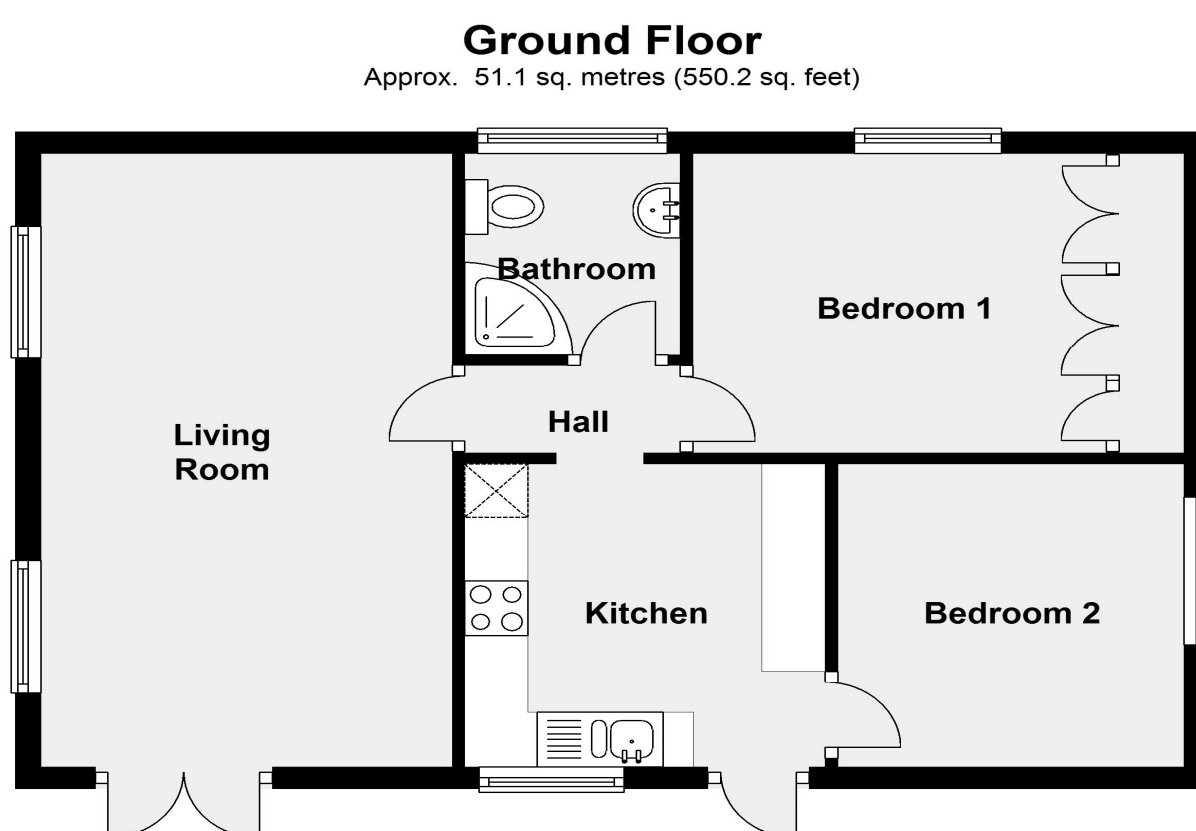


Dibles Park is in an enviable location close to Warsash Common for those who enjoy their walks and just $\frac{3}{4}$ mile stroll to Warsash Village centre with a good local pub, The Jolly Farmer, nearer by. Driving into the park you will notice how tidy and well maintained it is, there is an on-site manager to run things including the touring pitches which help to subsidise the running costs of the park. There is an allocated parking space to the front of the property with path up to the entrance which opens into the kitchen. The current owner carried out an extensive refurbishment program in 2010 including refitting the kitchen which has a range of modern white units with built in oven & hob, the boiler was also replaced in November 2015. A door off the kitchen leads to the second bedroom which at 9'x 9' can accommodate a double bed. Off the inner hallway are the other rooms including the master bedroom which is fitted with an extensive range of wardrobes to one wall. The bathroom has been refitted with a modern white suite with shower cubicle. Across the front of the home is the living room which is light & bright with two windows and double doors out, there's plenty of room for dining as well as a lounge suite.

The gardens are all open plan, however, enjoying a side plot there are some private areas for sitting out, there is also a good size shed/store which has plumbing for the washing machine. Dibles Park is managed by a residents' owned management company and the land is leased from Fareham Borough Council, there is an individual mains gas supply with metered electric & water supplied via the site. The property itself has UPVC double glazing throughout, gas fired central heating and is well insulated making it an efficient home to run. Our client can offer vacant possession so if you are keen to move please come and take a look.

Reasons to view

- Are looking to downsize and releasing capital but not keen on the idea of communal living in a flat? Then why not consider a park home?
- This detached, double mobile home offers low maintenance living with all the mod cons you'd expect in any property, including UPVC double glazing and mains gas central heating.
- The kitchen has been re-fitted with a range of modern units with built in oven & hob as has the bathroom which is fitted with a modern white suite with shower.
- There are two double bedrooms and a very spacious 18'7 x 10'8 living room enjoying a double aspect with double doors to the side.
- Situated on plot at the edge of the site there are private areas of garden for sitting out and enjoying the sun, there's also allocated parking.
- Dibles Park is a Resident's Managed 'Family Park' so there are no age restrictions and the maintenance charge/ground rent is a reasonable £138 PCM



The accommodation comprises:

UPVC half glazed door to:

Kitchen: 9'4 (2.84m) x 9'2 (2.79m) UPVC double glazed window to side, plain plastered ceiling, wood effect Karndean flooring, radiator, wall mounted Glowworm gas combination boiler (replaced 28/11/15). Modern range of white fitted wall and base units, inset electric halogen hob, built in electric oven, inset one and a quarter bowl stainless steel sink, space for fridge/freezer. Opening to hall and door to bedroom two.

Bedroom Two: 9' (2.74m) x 9' (2.74m) UPVC double glazed window to rear, coving to plain plastered ceiling, wood effect Karndean flooring, radiator with feature cover.

Inner Hall: Plain plastered ceiling, wood effect Karndean flooring. Doors to:

Bedroom One: 10'9 (3.27m) to wardrobe fronts x 9' (2.74m) UPVC double glazed window to side, coving to plain plastered ceiling, range of Sharps fitted wardrobes to one wall, radiator.

Living Room: 18'7 (5.66m) x 10'8 (3.25m) Two UPVC double glazed windows to front and UPVC obscure double glazed double doors to side, coving to plain plastered ceiling, television aerial and telephone connection points, two radiators.

Bathroom: Obscure UPVC double glazed window to side, plain plastered ceiling, chrome heated towel rail, tiled flooring. Re-fitted white suite comprising low level WC, vanity wash hand basin with cupboard under and corner shower cubicle.

Outside: Open plan gardens maintained by the park. Detached garden store with power, lighting and plumbing for washing machine.

NB: We have been advised that there is a charge of £138.34 payable monthly to Dibles Park Company Ltd, this includes the upkeep of the park and ground rent payable to Fareham Borough Council.

Council Tax Band: We are advised that this property is under the Fareham billing authority area and is council tax band A.

Directions: From our office in Middle Road, turn left onto the Botley Road and then immediately left onto Station Road. At the roundabout take the second exit onto Brook Lane and then at the next roundabout take the second exit onto Lockwood Road. Continue over the next two roundabouts staying on Lockwood Road then at the third roundabout go straight over into Dibles Road. Dibles Park will be found on the left hand side at the bottom of the hill.



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