



**15 Swan Bungalow, Knowle Sands,  
Bridgnorth, WV16 5JL  
Offers Based On £60,000**

** Doolittle & Dalley**

- Well maintained residential site
- Elevated position
- Well appointed accommodation
- Central Heating & Double Glazing
- Parking available
- Convenient bus route



A "Swift Vendee" caravan/mobile home approximately eight years old, situated on an established residential park, within 3 miles of Bridgnorth. Occupying an elevated position with distant views over the Severn Valley, the home is part of this small complex, occupying one of the better positions. Local amenities in the immediate area include the Severn Valley Railway, where the railway line passes near to the boundary of this site. The accommodation comprises: Open-plan Lounge, Dining Room & Kitchen, Inner Hall with Master Bedroom Suite with walk-in wardrobe & En-Suite Shower. Bedroom Two & Shower Room. Outside raised decking & garden areas, on-side parking for one vehicle & site Visitor's parking nearby. Please note children & pets are NOT permitted & occupants must be age 60 years or over.

### **Open-plan Lounge/Dining Room & Kitchen 5.96m x 3.61m (19'7" x 11'10")**

#### **Lounge Area**

Upvc double glazed bay window, propane gas fire in surround and a range of fitted units.

#### **Dining Area**

Radiator and fitted unit.

#### **Kitchen**

A range of fitted kitchen units incorporating one and half bowl single drainer sink unit with mixer tap. Built-in 'New World' electric double oven and propane gas hob with extractor fan over, built-in refrigerator/freezer. Exterior entrance door. 'Morco' propane gas fired central heating boiler.

#### **Inner Hall**

#### **Master Bedroom Suite 3.00m x 2.85m (9'10" x 9'4")**

Having walk-in wardrobe/dressing area with radiator, Bedroom has fitted furniture and:

#### **En-Suite Shower**

Comprising a shower cubicle, wash hand basin, low flush wc and radiator.

#### **Bedroom Two 1.70m x 2.41m (5'7" x 7'11")**

Having radiator and fitted units.

#### **Shower Room 2.17m x 1.08m (7'1" x 3'7")**

Low flush wc, wash hand basin, shower cubicle and uPVC double glazed window.

#### **Outside**

Raised decking area and gardens surrounding the property. There is on-side parking for one vehicle and use of the site Communal car park.



#### **Site**

Swan Bungalow Caravan Site is a well-maintained residential site on the outskirts of Bridgnorth with the Swan Public House nearby and the area is popular with the retired.

#### **Services**

Mains water and electricity allocated through a sub-metered supply payable to the site owner. There is a private drainage system for the site.

#### **Service Charges**

It is understood that the service charge currently amounts to £1100.00 per annum, to be verified at the time of compiling these sales particulars.

#### **Fixtures & Fittings**

The property comes with fitted furniture but anything freestanding is excluded from these particulars and from the sale.

#### **Council Tax Band "A" as at 31.10.14**

#### **Reference: JEA.jg.31.10.14**

#### **Viewings**

By appointment with Doolittle & Dalley 01746 763336

#### **Money Laundering**

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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for your current address in accordance with this Act. Without identification a sale cannot proceed.

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### **Valuation Advice for Prospective Purchasers**

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation

