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2016 CLEAR WATER HOLIDAY LODGE

22' 6 X 19'6 OPEN PLAN LOUNGE/KITCHEN

11 MONTHS HOLIDAY SEASON

NO ONWARD CHAIN

VERY WELL PRESENTED

KEYS TO VIEW TODAY



Valley Farm Holiday Park
Clacton-On-Sea, CO15 6LY

**Offers in Excess
of £60,000**

Bonds of Essex are delighted to offer this very well presented TWO BEDROOM 2016 CLEAR WATER Lodge situated on the award winning Valley Farm Holiday Park. This lodge offers spacious open plan lounge, dining area with modern kitchen with integrated appliances. Both bedrooms boast walk in wardrobes and the master has an en-suite shower room. Call now on 012555 to arrange an internal viewing and a guided tour of the park with our team.

The lodge has steps up to balustrade surrounding decked area to front and side, double glazed door to:

Open plan : living/dinning area

Double glazed windows to both side aspects, electric fireplace, 3 radiators, tv point, carpeted and recently fitted wood laminate flooring. Cupboard housing boiler and alarm system, patio doors to decking.

Open plan kitchen

Double glazed windows to side, fitted kitchen with range of wall and base units set in rolled edge work surfaces, stainless steel sink and drainer, gas hob and extractor, integrated washing machine and dishwasher, American style fridge/freezer, built in oven, grill and microwave, tiled splash backs, kick board heater.

Inner hall

Radiator, further doors to:

Master bedroom

Double glazed window to side, radiator, access to loft area, walk in wardrobe with light and over door heater, door to:

En-suite

Double glazed window to side, shower cubicle, wash hand basin with vanity unit and low level wc, radiator.

Bedroom 2

Double glazed window to side, radiator, walk in wardrobes with light and overhead heater

Bathroom

Double glazed window to side, two piece suite comprising of bath & low level w.c, radiator.

Outside & Parking

The lodge overlooks a small brook with trees. Communal parking is quite close.

Site & Fees

This is a family based HOLIDAY park with many facilities. The lodge is sold with an 11-month Holiday licence (NOT A RESIDENTIAL SITE) The annual fees vary but they are approximately £5000 PA



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

