



35 Clanna Country Park Clanna

Alvington, Lydney, GL15 6AN

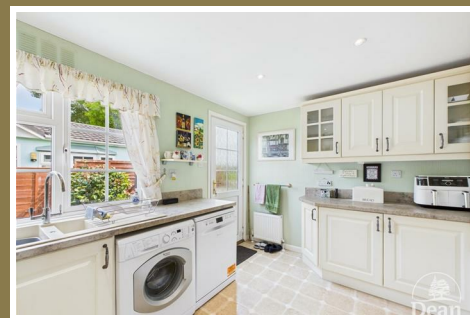
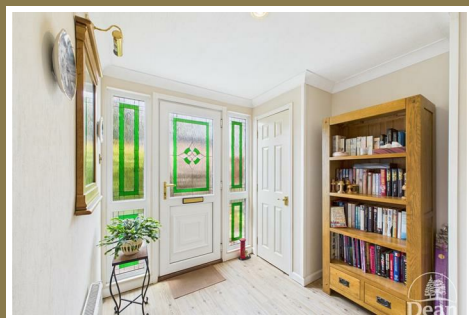
£180,000



***** VIRTUAL TOUR AVAILABLE ***** A THREE BEDROOM PARK HOME LOCATED ON THE EXTREMELY POPULAR CLANNA PARK SITE WITH THE MOST ENVIABLE VIEWS OVER THE SURROUNDING COUNTRYSIDE AND WOODLAND.

Situated at the initial entrance, the property enjoys very private gardens and open countryside views from the lounge. There is a kitchen which has been recently fitted, a dining room, three bedrooms and a bathroom. The master bedroom also enjoys the luxury of an en-suite shower room.

Alvington is a very popular village with its own village hall, church, public houses/restaurants, woodland walks and country lanes where you can take in the views of the surrounding. It has easy access to Chepstow, Gloucestershire and Cheltenham as well as the M4 & M5.



Entrance Hallway:

9'5 x 6'0 (2.87m x 1.83m)

A wonderfully bright & airy hallway greets you as soon as you step foot into the property. Benefitting from a storage cupboard, spotlighting, radiator.

Lounge:

19'4 x 11'4 (5.89m x 3.45m)

Windows to the front aspect boasting fantastic countryside views, side aspect window, sliding patio doors leading out to the side aspect gardens, electric fireplace with surround, carpet flooring, spotlighting, radiator, power points.

Dining Room:

9'9 x 8'6 (2.97m x 2.59m)

Full length window to side aspect, spotlighting, radiator, power points. Archway through to the Lounge, door leading into the Kitchen.

Kitchen:

9'5 x 12'3 (2.87m x 3.73m)

A range of wall, base & drawer units, one and a half bowl sink with mixer tap & drainer, under-counter plumbing & space for washing machine & dishwasher, integrated four-ring gas hob & oven with extractor hood over, space for freestanding fridge/freezer, window to side aspect, side aspect door, spotlighting, radiator, power points.

Bedroom One:

9'5 x 11'0 (2.87m x 3.35m)

A spacious room with two fitted double wardrobes, fitted drawers & above bed storage cupboards, window to side aspect, carpet flooring, radiator, power points.

En-Suite:

6'6 x 4'7 (1.98m x 1.40m)

Enclosed step-in shower cubicle, vanity basin unit, W.C, radiator, extractor fan, window to side aspect.

Bedroom Two:

7'6 x 9'11 (2.29m x 3.02m)

Fitted wardrobes, fitted drawers & above bed storage cupboards, full length window to side aspect, carpet flooring, radiator, power points.

Bedroom Three/ Study:

9'5 x 5'4 (2.87m x 1.63m)

Fitted storage cupboards & desk worktop, carpet flooring, window to side aspect, radiator, ceiling lighting.

Bathroom:

6'6 x 8'8 (1.98m x 2.64m)

Whirlpool bath, tiled splashbacks, vanity basin unit, W.C, window to side aspect, extractor fan, radiator, ceiling lighting.

Outside:

This is a 48' x 20' Park home with car parking for two motor vehicles on brick pavers, open plan lawn and shrubs to the front with pedestrian gates to either side of the property. Paved pathways around the property with areas for seating with artificial grass. There is a good variety of attractive shrubs and trees and a good sized workshop/storage unit.

Agents Note:

There is a monthly fee of approximately £240 to include water and sewage. A 10% fee is also due to the site owner upon sale and completion.

When you own the freehold of a property, you own everything

outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.

The land remains the property of the park owner at all times. As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.

The site agreement is for a specified period (typically around 70 years). When it expires, you continue to own the park home but you will need to renew the agreement.

One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the

purchase includes the land.

Your rights are protected

In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.



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If there are any changes to the fixtures, fittings and relevant aspects of the property since the commencement of marketing, we have asked the vendor to notify us immediately. Please also confirm to your satisfaction the services connected to the property and any planning consents. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view the property before making any decisions to purchase or rent the property and before committing to any costs. An offer to purchase any property will be considered after a physical viewing has taken place.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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