



- 2015 HOLIDAY HOME
- 36' X 12' WILLOBY LODGE
- 11 MONTH OCCUPATION
- CASH PURCHASE ONLY

Dobbs Weir , Lea Valley Campsite, Essex Road, Hoddesdon, EN11 0AS

36' x 12' 2015 WILLERBY LODGE HOLIDAY HOME on the popular Dobbs Weir holiday park. Two bedrooms. One bathroom. Chain free. CASH PURCHASE ONLY. Occupation 11 months of the year (site closes in February). Dogs welcome.

PRICE: £54,995 (ANNUAL LICENCE ASSIGNED BY LEE VALLEY REGIONAL PARK AUTHORITY)



Property Description

36' x 12' Willerby Lodge holiday park home constructed 2015. The unit is set on a Bronze plot with a good communal lawn surrounding the unit and additionally on plot parking for one car.

The main living area is open plan with a good size living area offering fixed furniture and the kitchen is fitted with a range of wall and base units incorporating oven, washing machine and upright fridge/freezer. There is space for a table and chairs.

There are two bedrooms with the master bedroom having a fitted double wardrobe, the second bedroom has two single beds a single fitted wardrobe. These are supported by the shower room with a walk in shower enclosure, pedestal wash hand basin and low flush WC.

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





ACCOMMODATION IN BRIEF COMPRISES:

LIVING /KITCHEN AREA

18' 4" x 12' 0" (5.59m x 3.66m)

INNER HALL

8' 2" x 2' 3" (2.49m x 0.69m)

BEDROOM ONE

12' 0" x 8' 0" (3.66m x 2.44m)

BEDROOM TWO

7' 9" x 6' 0" (2.36m x 1.83m)

SHOWER ROOM

7' 9" x 3' 5" (2.36m x 1.04m)



EXTERIOR

COMMUNAL GARDENS

ON PLOT PARKING

CHARGES /TENURE AND SERVICES

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

Site fees for this home are £3365.00 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

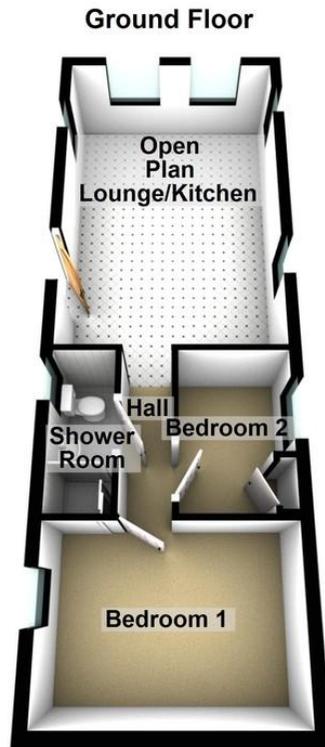
Gas LPG supply

Council Tax exempt

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

No Council tax costs





UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.

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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