



- GOOD SILVER PLOT LOCATION
- 42' X 14' ABI BEAUMONT
- CASH PURCHASE ONLY
- SITE CLOSES FOR FEBRUARY

Dobbs Weir, Essex Road, Hoddesdon, EN11 0AS

FULLY FURNISHED ABI BEAUMONT 2018 BUILT 42' x 14' HOLIDAY HOME on the popular Dobbs Weir caravan park situated on an excellent silver plot. 11 MONTHS of the year occupation only. Two double bedrooms, two bathrooms. CASH PURCHASE ONLY

PRICE: **£119,000** (Licence assigned by Lee Valley Regional Park Authority)



## Property Description

Excellent silver plot position for this 42' x 14' ABI Beaumont holiday park home constructed approximately 6 years ago. The unit is set on south facing aspect with on plot parking for one car.

The unit is being sold fully furnished and is presented to an excellent standard internally to a high specification as is usual with an ABI Beaumont unit.

The main living area is open plan with a good size lounge granting access via double glazed French doors to the personal SUN DECK. The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include dishwasher, washing machine, fridge freezer and double oven.

There are two bedrooms with the master bedroom boasting an en-suite dressing room with fitted cupboards and a full bathroom with white suite. There is an extensive range of fitted wardrobes cupboards and complementing drawer units and a bespoke padded headboard adding to the aesthetics of the bedroom.



The second room is a good size double which presents with two full size single beds and this is supported by an independent shower room with WC and wash hand basin. 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:**

##### **ENTRANCE HALL**

8' 0" x 2' 5" (2.44m x 0.74m)

##### **LIVING AREA LOUNGE/KITCHEN**

20' 10" x 13' 7" (6.35m x 4.14m)

##### **MASTER BEDROOM**

13' 7" x 8' 3" (4.14m x 2.51m)

##### **DRESSING ROOM**

6' 6" x 4' 11" (1.98m x 1.5m) MAX

##### **EN-SUITE BATHROOM**

6' 10" x 5' 10" (2.08m x 1.78m)

##### **BEDROOM TWO**

9' 3" x 7' 5" (2.82m x 2.26m)

##### **MAIN SHOWER ROOM**

7' 10" x 3' 5" (2.39m x 1.04m)

##### **PERSONAL SUN DECK**



##### **COMMUNAL GARDENS**

##### **ON PLOT PARKING**

Parking for one vehicle at the front of the property. There may be capacity to rent another car park bay subject to availability from Lee Valley Regional Park Authority

##### **TENURE AND CHARGES**

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