



- 40' x 12' PARK HOME
- APPROX 11 YEARS OLD
- GOOD SIZE PLOT WITH PARKING
- PET FRIENDLY SITE

Second Avenue , Galley Hill, Waltham Abbey, EN9 2AW

REFURBISHED PARK HOME. 40' x 12' Modern park-home on the semi-rural Breach Barns development which is set within open countryside surrounded by equestrian sites and bordering forestland. The unit is approximately 11 years old and offers two double bedrooms, open-plan kitchen/living area and a good size plot with parking for two vehicles.

PRICE: £119,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on an established residential site which is located in a semi-rural position within Essex countryside and adjacent to forest land we are delighted to offer this modern park home. The 40' x 12' home was constructed approximately 11 years ago and is presented to a good standard both internally and externally having been recently refurbished.

The accommodation offers entrance hall, open plan kitchen/living area with patio doors leading out onto a raised sun deck, two double bedrooms and bathroom with white suite and mains shower.

Externally the property is set adjacent to the highway presenting with a large frontage and therefore offering a wide rear garden which has been professionally laid to brickette. There is a side lawn laid to astro-turf and raised sun deck leading access from the lounge area which leads to the rear garden. The unit also provides on plot parking for approximately two vehicles.

Other features include Georgian style double glazing and gas central heating via Calor gas bottles.

Breach Barns park is a family park which welcomes well behaved pets. Purchasers must note that this park is open all year round and purchases are made in cash. Finance is not available on a park home.

Ownership of this property is regulated by The Mobile Homes Act. **CASH PURCHASE ONLY**





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

12' 8" (3.86m) Doors to accommodation. Built in storage cupboard. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM

12' 0" x 7' 5" (3.66m x 2.26m) Dual aspect. L shaped range of units with ample work surfaces incorporating stainless steel sink unit, four ring gas hob, inset electric oven, built in fridge/freezer. Space for table and chairs. Radiator. Open plan to lounge

LOUNGE

12' 0" x 10' 0" (3.66m x 3.05m) Triple aspect room with double glazed sliding patio doors leading onto an external raised sun deck with attractive wrought iron balustrade. Attractive fireplace feature. Radiator.

BEDROOM ONE

9' 5" x 8' 6" (2.87m x 2.59m) 9' 5" up to wardrobes
Double glazed window to front aspect. Range of fitted wardrobe cupboards along one wall with further single wardrobe, overhead storage and complimenting drawer units. Radiator.

BEDROOM TWO

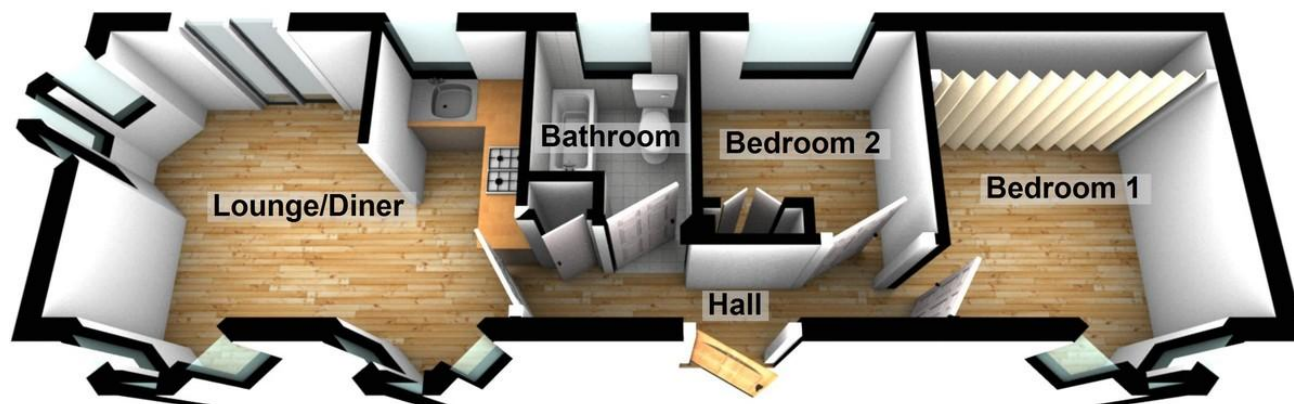
7' 7" x 6' 6" (2.31m x 1.98m) 6' 6" up to wardrobes
Double glazed window to rear. Range of fitted wardrobe cupboards along one wall. Access to personal loft space.

BATHROOM

7' 2" x 4' 7" (2.18m x 1.4m) Double glazed window to side aspect. White suite comprising panelled bath with mains shower over. Low flush WC, pedestal wash hand basin. Radiator.



Ground Floor



EXTERNALLY

Good size plot surrounds the unit which has been predominantly professionally laid to briquette. Side lawn laid to astro-turf.

PARKING

On plot parking for two vehicles

CHARGES AND TENURE

TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A
Ground Rent £298.38 Per month - Includes water and sewage supply and road maintenance contribution

UTILITIES

Electricity - Mains

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas bottles

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