



- 38' x 12' HOLIDAY HOME
- CASH PURCHASE ONLY
- GOLD PLOT POSITION
- PERSONAL DECKING

### Dobbs Weir Caravan Park, Essex Road, Hoddesdon, EN11 0AS

Well presented 2016 "Winchester" two bedroom holiday home, occupying a Gold Plot position on the popular Dobbs Weir caravan park. Master bedroom with En-suite WC. Personal decking. On plot parking space. Occupation for 11 months of the year only. CASH PURCHASE

**PRICE: £85.000** ( Assigned under license with Lee Vallev Park Authority)





## Property Description

38' x 12' 'Winchester' holiday park home constructed 2016 and presented to a high specification internally. The unit is set on a 'Gold Plot' enjoying a riverside position and boasts a large personal sun deck and on plot parking.

The accommodation is beautifully presented and offers a cosy lounge area with contemporary style fireplace and patio doors onto the personal exterior deck. The kitchen presents with an extensive range of light grey wall and base units with wood effect work surfaces and offers a comprehensive range of integrated appliances including fridge and freezer, washer dryer and eye level microwave. There is ample space for a four seater table and chairs and additionally there is a useful utility cupboard just.

There are two bedrooms with the master bedroom boasting an en-suite WC and a walk in wardrobe. Bedroom two has space for a small double bed and has a fitted single wardrobe. The main shower room offers a double shower cubicle, low level WC and pedestal 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

#### LOUNGE

12' 00" x 11' 6" (3.66m x 3.51m)

#### KITCHEN

12' 00" x 10' 4" (3.66m x 3.15m)

#### INNER HALL

6' 10" x 2' 3" (2.08m x 0.69m)

#### MASTER BEDROOM

8' 6" x 8' 2" (2.59m x 2.49m)

#### ENSUITE WC

3' 5" x 3' 11" (1.04m x 1.19m)

#### WALK IN WARDROBE

#### BEDROOM TWO

9' 6" x 6' 3" (2.9m x 1.91m)

#### SHOWER ROOM

7' 8" x 3' 10" (2.34m x 1.17m)

#### EXTERIOR

Personal Decking



### CHARGES AND TENURE

TENURE; Ownership is under license with Lee Valley Regional Park Authority Site Fees for this home are £5385 including deckspace charges (to be formally confirmed with site office) which includes water supply and waste water. TV license and basic internet services.

Electric is supplied by site but billed to each unit individually

Gas - supplied by site

Council Tax Exempt

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





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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.