



A&F

Dulhorn Farm Holiday Park, Lympsham
£36,000



A WELL-MAINTAINED PARK HOME FOR SEASONAL USAGE

For all website enquiries, please choose Email option, during Government Lockdown

- 2 BEDROOMS
- LIVING ROOM
- KITCHEN-DINER
- LPG C/H & DOUBLE GLAZING
- ENCLOSED GARDEN
- ALLOCATED PARKING SPACE

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>

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1 Dulhorn Farm Holiday Park, Weston Road, Edingworth, Lympsham, BS24 0JQ

THE PROPERTY:

This 'Willerby Avonmore' 38' x 12' Unit Comprises Kitchen-Diner, Living Room, Inner Hall, Double Bedroom with excellent range of furniture and En-Suite Cloakroom, Twin Bedroom, Shower Room, LPG Central Heating, Double Glazing, Garden, Decking and Allocated Parking Space. Further parking available via Site Owner.

The Sale will include the fitted carpets/floor coverings, curtains, nets, blinds and light fittings.

The Unit, which was sited in February 2018, is for sale with the benefit of a 12-year Licence from the time of this Unit transferring to the new owner. The Unit will be sold fully furnished and equipped. There are existing gas and electricity safety records available.

SITUATION:

Dulhorn Farm is a popular site between Burnham-on-Sea and Weston-super-Mare. There is easy access to the rest of the country via the M5, with junction 22 at Edithmead being within 3 miles. Main line railway stations at nearby Weston-super-Mare and Highbridge.

ACCOMMODATION

KITCHEN-DINER: 11'10 x 7'8 (3.61m x 2.34m)

Approached via raised decking and low maintenance door. The Kitchen benefits from numerous integrated appliances including 'New World' cooker/4-ring gas hob with extractor hood/light over, fridge-freezer, microwave and dishwasher. Cupboard houses the 'Ariston-Combi Evo' boiler.



LIVING ROOM: 13'0 x 11'10 (3.96m x 3.61m)

Triple aspect double glazed windows. Wall mounted fireplace with inset coal-effect electric fire with drawers under and large mirror over. Range of matching furniture. Television and stand with shelving and cupboard.



INNER HALL

MASTER BEDROOM: 11'10 x 9'9 (3.61m x 2.97m)

Overhead cupboards and shelving. Shelf with large mirror over. Bedside lighting and double glazed window.



EN-SUITE CLOAKROOM:

Low Level WC & wash hand basin. Obscure glass double glazed window.

BEDROOM 2: 7'11 x 5'8 (2.41m x 1.73m)

Wardrobe with drawers under and also eye level shelf/cupboards. Bedside lighting and double glazed window.



SHOWER ROOM:

Cubicle with mixer. Wash hand basin and low level WC. Obscure glass double glazed window.

OUTSIDE:

The Unit is approached via raised decking with hand rail. The Enclosed Garden comprises concrete path, lawn, trestle table and space for shed if so desired. Allocated Parking Space is clearly indicated to the northern side of the Unit.



SERVICES:

Mains Water, Electricity & Drainage are connected. Gas Bottles to be purchased from Site Office. On site there is Laundry Room, Shower Room, Fishing Lake and Dog Walking facilities. Additional Parking on site if required.

TENURE:

12-Year Licence from time of transfer/purchase. Further Licence information can be obtained from the Site Owner during viewing appointments. Immediate Possession on Completion.

NO CHAIN

The Owners have the right to occupy the unit for 11 months of the year on a holiday basis. Units on this site are not to be used as a primary residence. From 09 January to 10 February each year the property can be visited but not lived in.

OUTGOINGS:

No Council Tax Payable - for use as a second home. Site Rent (2019): £3,360/p.a, includes Water & Sewerage fees.

SITE RULES:

Dog(s) are allowed, subject to Site Owner's consent. Units can be Let on a weekly holiday basis, exclusively through the Site Owner. However, the Site closes between 9 Jan & 10 Feb each year.

Details by: AA