HILLS
PROPERTY CONSULTANTS

Valley View Park, Newnham Road, Blakeney
£135,000

2 bedroom park home for sale | Freehold

At first glance

- 2 bedrooms
- Convenient location
- En-suite
- Garden
- Off-road parking
- Open plan layout
- Park home

In detail

A fantastic opportunity to acquire a "luxury" two bedroom (1 en-suite) park home which offers parking (EV charging point included) and its own private garden space.

Situated within Valley View Park, overlooking countryside, this park home offers well-presented and comfortable accommodation comprising; entrance hall, open-plan kitchen/diner/lounge, two bedrooms (1 en-suite) and bathroom.

This property is perfect for those looking for a turn-key park home which is convenient and in an ideal location close to local amenities.

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary school, two Public Houses, hair salon, garden centre and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: Exempt (Forest of Dean District Council)
Tenure: Freehold

Entrance hall
Radiator, built-in storage cupboard, access to loft space.

Kitchen/diner/family area
w: 19' x l: 25' (w: 5.79m x l: 7.62m)
Open plan layout providing a spacious and sociable living space.
Lounge area: Windows to side aspect and window to front aspect with beautiful views, feature fireplace.
Dining area: French doors providing access to raised and enclosed patio area, window to rear aspect.
Kitchen area: Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated appliances to include; fridge freezer, dishwasher and wine rack, oven with gas hob and extractor hood above, space and plumbing for washing machine/dryer, breakfast bar, velux roof light, tiled splash backs.

Bedroom 1
w: 10' x l: 13' (w: 3.05m x l: 3.96m)
Window to side aspect, carpeted flooring, radiator, built-in bedroom furniture, access to en-suite.

En-suite
Shower cubicle, wash hand basin with vanity unit underneath, WC, heated towel rail.

Bedroom 2
w: 9' x l: 11' (w: 2.74m x l: 3.35m)
Window to rear aspect, carpeted flooring, radiator, built-in bedroom furniture.

Bathroom
Wash hand basin with vanity unit underneath, bath with mixer taps and shower attachment, WC, radiator, extractor fan.

Outside
Outside the property, there are wrap around landscaped gardens and patio area which are low maintenance and well maintained. There is a raised patio area enclosed via fencing which offers a fantastic space to sit outside and relax.
There is off road parking with an electric car charging point.

Services
Pitch fee: £250pcm.
Electricity will be supplied by the site - prices and management will be confirmed upon request.
Water and drainage will be supplied by the site - charged at £30pcm.
Gas will be supplied directly to the lodge by supplier of your choice.

Please note
TENURE
Leasehold in perpetuity.

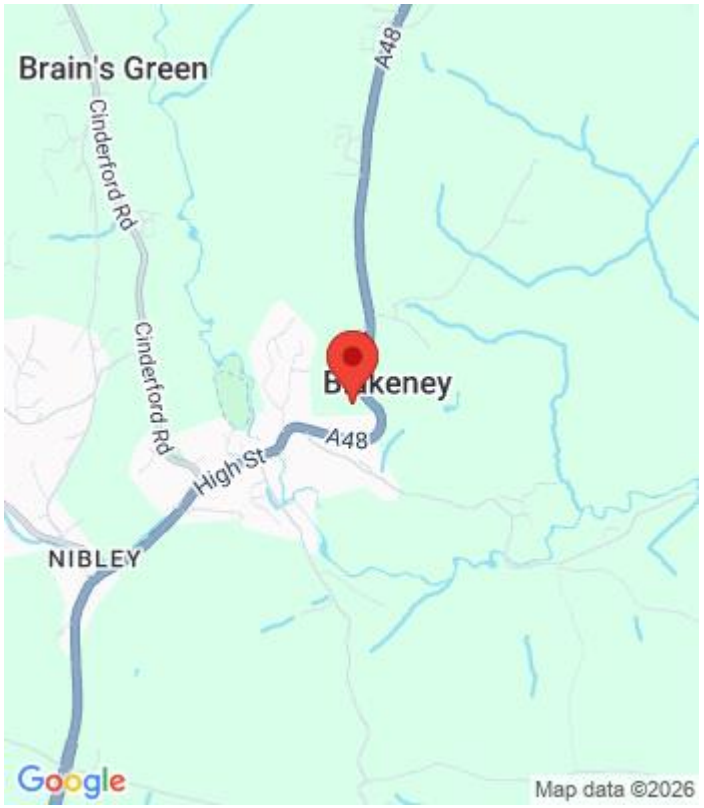
Viewings
By prior appointment with Hills.

Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Please note
** Over 50s only. **

Town and Country *Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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Viewing by appointment only
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