



Cathedral View, Newark Road

£68,000


MARTIN & CO

Cathedral View, Newark Road

Park home

2 Bedrooms, 2 Bathroom

£68,000

Date Available:

Deposit:

null

- The Thornbury Delta 40x13
- End Plot
- Open Plan Living
- Fitted Kitchen
- Off Road Parking
- Residents Only Fishing Available
- Located off Lincoln's A46 Bypass
- Well Established Over 50's Site

40x13 Thornbury Delta 2018 Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a fitted kitchen and open plan living. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.



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KITCHEN/DINER

Base and eye level units with roll edge worksurfaces, matching upstand and inset stainless steel sink and drainer. Space for a freestanding gas cooker, fitted extractor over plus an integrated fridge freezer. PVC windows and entrance door, vinyl flooring, spot lit ceiling, wall mounted Boss thermostatic control and a storage cupboard housing the Morco combination boiler.

LIVING ROOM

Carpet flooring, radiator, spot lit ceiling, PVC French doors and windows plus an electric feature fire.

HALL

Carpet flooring, spot ceiling and radiator.

BATHROOM

Low level WC, sink with vanity unit and a panel bath with shower head and hose attachment. PVC window, vinyl flooring, radiator and spot lit ceiling with extractor.

BEDROOM

PVC window, carpet flooring, radiator, spot lit ceiling plus fitted bedroom furniture housing the mains consumer unit.

BEDROOM

PVC bay window, carpet flooring, radiator, spot lit ceiling and fitted bedroom furniture.

OUTSIDE

Off road parking for two vehicles and a lawned garden area. Wrap around decking, extra wide to provide ample seating area still within guarantee. Lighting, two double sockets and a plastic shed with light and power plus plumbing for a washing machine. Benefitting from an end plot giving a feel of extra space on the park.

GROUND RENT

£230 per calendar month, payable on the 1st of each month and is reviewed annually. This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

AGENT NOTE

Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets are allowed on the development, subject to the site owners discretion.

Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

Park homes do not require an Energy Performance Certificate (EPC).

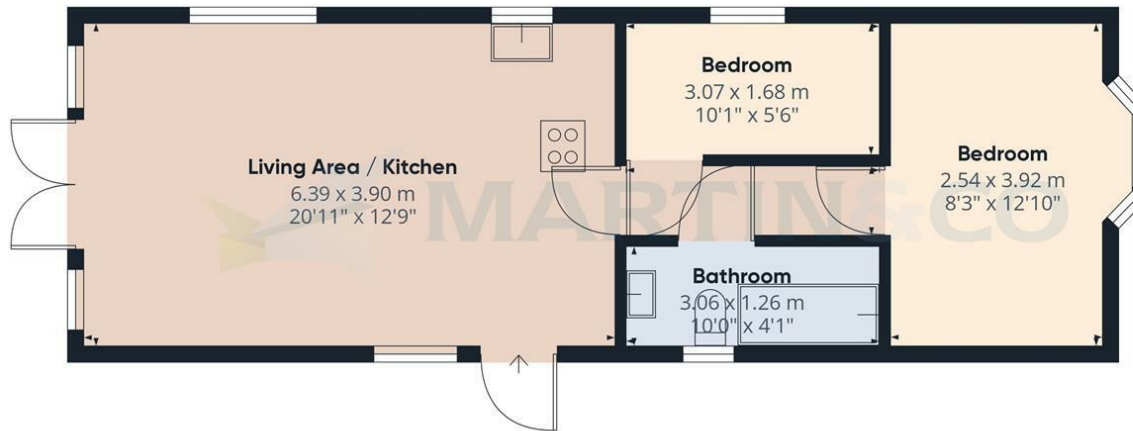
FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
47.52 m²
511.5 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.