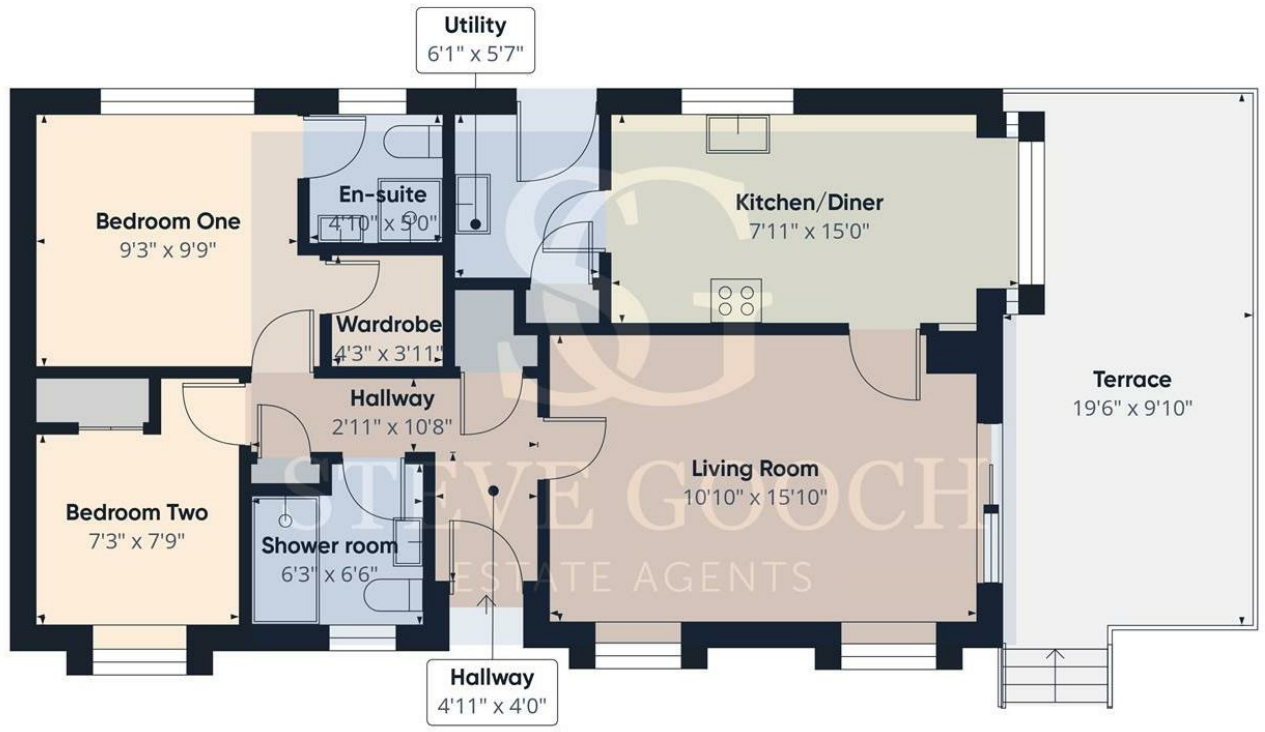
STEVE GOOCH
ESTATE AGENTS | EST 1985

36 Lea Villa Residential Park
Ross-On-Wye HR9 7GP





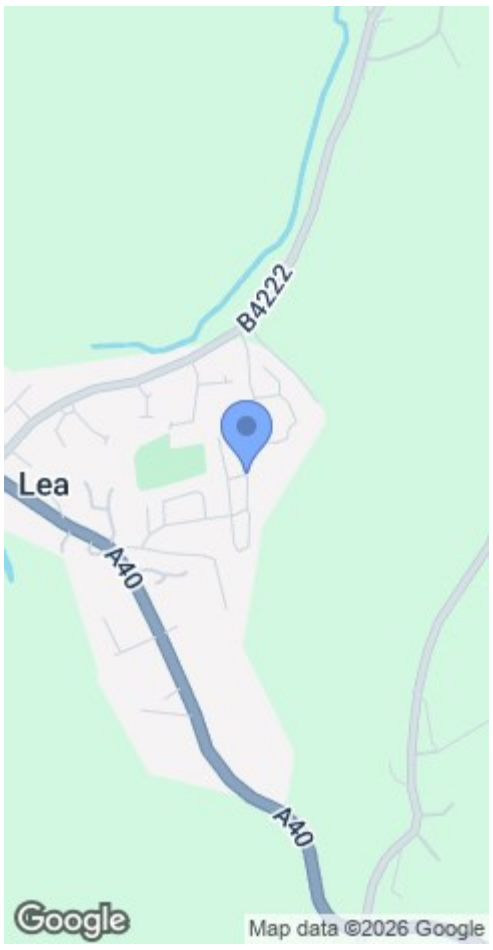
Approximate total area[1]
641 ft²

Balconies and terraces
195 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £186,000

A BEAUTIFULLY PRESENTED 2022 STATELY ALBION GOODWOOD (36' x 20') TWO BEDROOM PARK HOME for the OVER 50s, occupying a GENEROUS CORNER PLOT within this popular residential development and enjoying a pleasant outlook BACKING ONTO OPEN FIELDS. The property is exceptionally well presented throughout and benefits from LOW MAINTENANCE GARDENS and OFF ROAD PARKING FOR TWO VEHICLES. The well-planned accommodation includes a spacious KITCHEN/DINER with BUILT-IN APPLIANCES, SEPARATE UTILITY ROOM, and a generous MASTER BEDROOM complete with EN-SUITE SHOWER ROOM and WALK-IN WARDROBE.

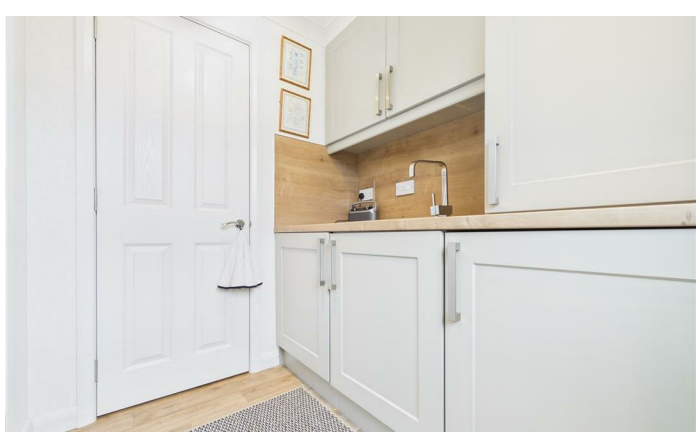
The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.



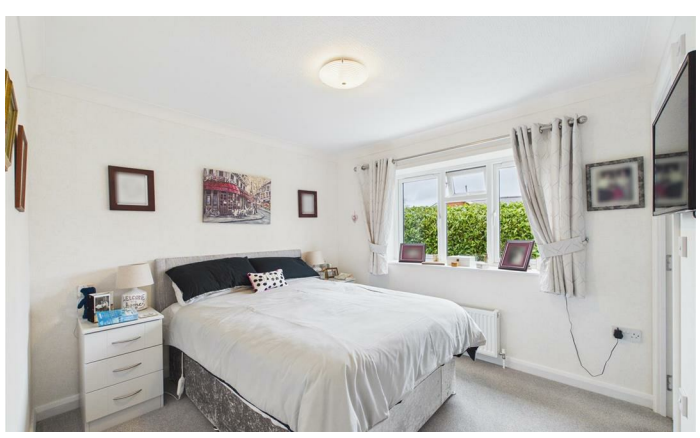












A front aspect composite door leads into:

ENTRANCE HALL
With a built in cloak cupboard, radiator, doors lead off to the living room, both bedrooms and the shower room

LIVING ROOM
A light and spacious room with a radiator, tv point, side aspect sliding patio doors that lead out to the decked sun terrace, two front aspect windows providing lovely views, a door leads into:

KITCHEN/DINER
Comprising a range of fully fitted modern wall and base level units with laminate worktops and an inset sink unit with drainer. Integrated appliances include electric oven, hob, extractor hood, fridge/freezer and dishwasher (never been used). The dining area provides ample space for a dining table with dual aspect windows providing a pleasant countryside view. A door leads into:

UTILITY
Fully fitted base level units with laminate worktop and integral sink unit, integral appliances include a washing machine and tumble dryer. There is a cupboard housing the gas-fired combi boiler, further storage cupboard, rear aspect door leads to the garden.

BEDROOM ONE
A double room with a radiator, rear aspect window, walk-in wardrobe, door leads to

EN-SUITE SHOWER ROOM
Comprising a mains fed corner shower cubicle with wet board surround, close coupled w.c and vanity washbasin unit. Radiator, obscured rear aspect window.

BEDROOM TWO
A double room with built in wardrobe, radiator, front aspect window.

SHOWER ROOM
Comprising a mains fed shower cubicle with wet board surround, close coupled w.c and vanity washbasin unit, radiator, obscured front aspect window.

PARKING
There is a block paved driveway suitable for up to two vehicles.

OUTSIDE
Set on a generous corner plot and backing onto open fields, this park home enjoys a peaceful and private setting. To the front, a block-paved driveway provides ample parking, complemented by low-maintenance gravel borders. To the side, a raised sun terrace with composite decking offers an ideal space for outdoor relaxation, complete with a timber balustrade and steps leading down to both the front and rear gardens. The property also benefits from a useful storage shed and an LPG Calor gas connection point.

SERVICES
Mains water, drainage and mains electric. Bottled LPG heating.

WATER RATES
Provided by Welsh Water Authority - invoiced quarterly by site owner

LOCAL AUTHORITY
Council Tax Band: A
Herefordshire Council, Plough Lane, Hereford HR4 0LE

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Leasehold in Perpetuity. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because all you are buying is the static caravan itself. The land remains the property of the park owner at all times

AGENTS NOTE
Ground rent is payable at £220.67 pcm. The site owner is Highgrove Parks Ltd.

DIRECTIONS
Upon entering the village of Lea from Ross on Wye on the A40, continue through the village going straight on at the traffic lights. Continue up the hill for approx. 200 yards then turn left into Lea Villa Residential Park. Proceed through the park and over the small bridge taking the next left and follow this round to the right, the park home can be found in the left hand corner.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.