



69 MEDINA PARK FOLLY LANE WHIPPINGHAM, PO32 6LZ

£165,000
LEASEHOLD

An immaculate 2 bedroom Tingdene 42 x 20 park home, situated within the popular site at Whippingham. Lots of character within and beautifully presented. Potential buyers must be over the age of 50 years old.

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- 2 bedroom (1 en-suite) park home
- Tingdene Deene Cottage 2003 42 x 20
- Immaculate throughout
- Wrap around garden
- Off road parking



The accommodation with approximate measurements

Double glazed door to:

Hallway

Radiator. Storage cupboard. Loft hatch. Laminate flooring. Doors to:

Lounge / diner 5.19 (max) x 5.96 (max) (17'0" (max) x 19'6" (max))

Double glazed windows to front, side and rear aspects. (to include all blinds and curtains.) Two radiators. TV point. Laminate flooring. Feature beams.

Kitchen 2.94 x 2.96 (9'7" x 9'8")

Fully fitted with matching wall, base and drawer units. Fitted gas hob with extractor over. Fitted electric oven. Fitted dishwasher. Serving hatch to dining area. Stainless steel sink and drainer. Space for dishwasher. Radiator. Tiled flooring. Double glazed window to rear aspect. Arch to:

Utility room 2.19 x 1.59 (7'2" x 5'2")

Cupboard housing Glow Worm boiler. Space for fridge/ freezer. Space and plumbing for washing machine. Tiled flooring. Double glazed door to rear aspect. Radiator.

Bedroom 2.97m x 2.92m (9'9" x 9'7")

Feature beams. Radiator. Doors to:

Walk in wardrobe 1.71 x 1.0 (5'7" x 3'3")

Hanging and storage space. Radiator. Fuse board.

Shower en suite 1.51 x 1.55 (4'11" x 5'1")

Double glazed window to side aspect. Radiator. Shower cubicle. Low level WC. Handbasin. Extractor fan. Feature beams.

Bedroom 3.52 x 2.90 (11'6" x 9'6")

Double glazed window to front and side aspects. Radiator. Built in wardrobes and chest of drawers. Feature beams.

Shower room 1.99 x 2.13 (6'6" x 6'11")

Double glazed window to front aspect. Over sized walk in shower. Low level WC. Hand basin with vanity storage. Feature beams. Radiator.

Outside

Wrap around garden. With paved slab walk through. Green house. Shed. Parking space to the rear aspect and an additional space to the side.

Additional information

Tenure: Licence

Model: Tingdene - Deene Cottage 2003 42 x 20 The roof was cleaned, resealed and painted in 2020

The park is for the over 50's. NO dogs allowed on the park. 10% is payable back to the park owners on re-sale.

The park is now owned by Medina Opco and is managed by LT Management

Pitch fee: £201.00 per month Sewerage fee: £15 per month



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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 are 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