



## 21 MEDINA PARK FOLLY LANE WHIPPINGHAM, PO32 6NE

£130,000

This delightful 2 bedroom mobile home, nestled in a fully residential park for the over 50s, offers a cosy retreat for those seeking a peaceful and welcoming community. The Cascade 1973 model, measuring 36 x 20, exudes character and warmth, making it a perfect place to call home. Recently upgraded with brand new double glazing, this mobile home ensures both energy efficiency and a bright, inviting atmosphere.

**W | Williams**  
SALES & LETTINGS

## 21 MEDINA PARK FOLLY LANE

- 2 bedroom park home • Shapebest Cascade 1973 36 x 20 • New Double glazing • Immaculate throughout • For the over 50's • CHAIN FREE



The accommodation with approximate measurements

**Double glazed door to porch**

**Porch 2.06 x 1.87 (6'9" x 6'1" )**

Double glazed to side and front aspects. Built in cloaks cupboard. Built in bench with storage. Double doors to:

**Lounge / Diner 6.03 x 3.61 (19'9" x 11'10" )**

Double glazed bay window to front aspect. Double glazed window to side aspect. Radiator. Built in electric fire. Double doors to:

**Kitchen 3.83 x 2.95 (12'6" x 9'8" )**

Fully fitted spacious kitchen with matching wall, base and drawer units. Fitted gas hob with extractor over. Fitted gas cooker. Sink with mixer tap and drainer. Tiled splash back. Space for washing machine. Space for fridge/ freezer, Radiator. Double glazed door and window to side aspect. . Door to:

**Inner hallway**

Cupboard housing consumer unit. Doors to:

**Bedroom 2.95 x 2.84 (9'8" x 9'3")**

Double glazed window to side aspect. Radiator.

**Bedroom 2.96 x 2.45 ( plus wardrobes) (9'8" x 8'0" ( plus wardrobes) )**

Fitted wardrobes. Double glazed window to side aspect. Radiator.

**Shower room 2.97 x 2.12 (9'8" x 6'11" )**

Shower cubicle. Low level WC. Hand basin with vanity storage. Corner storage cupboard. Part tiled. Airing cupboard with wall hung Vaillant boiler. Double glazed window to side aspect. Radiator.

**Outside**

Wrap around garden. Seating areas. Mainly paved for easy maintenance. Shed. Lawn to front.

**Additional information**

Tenure: Licence and fully residential

Council tax band: "A"

Pitch fee: £152.68 per month

Sewerage: £15.14 per month

Environmental charge: £11.56 per year

Potential purchasers must be over the age of 50 years old. No dogs allowed on the park.

10% of sale price is payable back to park owners on re-sale.

Currently there is a community bus on a Tuesday & Thursday, that runs from the park to East Cowes & Newport. (correct August 2024 and subject to change)

# 21 MEDINA PARK FOLLY LANE





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# W | Williams

SALES & LETTINGS

Williams Estate Agents  
 41 High Street  
 Wootton Bridge  
 Isle Of Wight  
 PO33 4LU

01983 883333  
[sales@williamsisleofwight.co.uk](mailto:sales@williamsisleofwight.co.uk)  
[lettings@williamsisleofwight.co.uk](mailto:lettings@williamsisleofwight.co.uk)  
[www.williamsisleofwight.co.uk](http://www.williamsisleofwight.co.uk)

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