



13 FERNHILL PARK

WOOTTON BRIDGE, PO33 4QY

£155,000
LEASEHOLD

A nicely presented Omar park home (1988) 32 x 20 situated in a quiet position at the edge of the park. A secluded garden and good size living accommodation enhance this property further. The park is fully residential and for the over 55's and offers a quiet haven for easy living.

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13 FERNHILL PARK

- 2 bedroom park home
- Omar (1988) 32 x 20
- Quiet position
- Private garden
- No dogs allowed on the park
- For the over 55's



THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS

Double glazed door to:

KITCHEN 3.14 x 2.82 (10'3" x 9'3")

Double glazed window. Nicely fitted kitchen with a good selection of wall, base and drawer units.

Matching larder unit. white Sink and drainer. Free standing cooker. Space for washing machine. Door to:

DINING ROOM 2.91 x 2.22 (9'6" x 7'3")

Double glazed window. Cupboard housing boiler (fully serviced) and shelving. Opening to inner hallway. Open to:

LOUNGE 5.89 x 3.30 (19'3" x 10'9")

Double glazed windows to front and side aspects. Radiator. TV point. Sliding door to:

REAR PORCH 2.30 x 1.24 (7'6" x 4'0")

Two double glazed windows. Radiator. Door to garden.

BEDROOM 2.96 x 2.70 (9'8" x 8'10")

Double glazed window to rear aspect. Radiator. Built in wardrobe and vanity area.

BEDROOM 2.87 x 2.09 (9'4" x 6'10")

Double glazed window. Radiator. Built in wardrobe.

SHOWER ROOM

Double glazed window. Radiator. Fully tiled walls. Hand basin. Low level WC. Shower cubicle.

OUTSIDE

Wrap around gardens with seating areas and mature shrubs and plants. Private seating area.

ADDITIONAL INFORMATION

The park is fully residential and for the over 50's

Mains water and electric. Gas is supplied by bottles.

No dogs allowed in the park.

Ground rent is payable every 4 weeks and is currently £145.38

On re-sale 10% is payable back to the park owner.

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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 | | | |
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| (81-91) B | | | |
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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