



96 MEDINA PARK FOLLY LANE WHIPPINGHAM, PO32 6LZ

£135,000
LEASEHOLD

A spacious and immaculate 1 / 2 Bedroom Park Home (1976 Omar Super Ranch House) situated within a good size plot and with wrap around gardens. The park is fully residential and for the over 50's. Updated and modernised throughout. PLEASE NOTE NO DOGS ARE ALLOWED ON THE PARK.

Council tax band "A"

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SALES & LETTINGS

96 MEDINA PARK FOLLY LANE

- 1 / 2 park home • Immaculate and modernised • Wrap around garden and parking • For the over 50's • Fully residential



The accommodation with approximate measurements co

Double glazed door to

Porch

Double glazed windows to side and rear aspects.
Radiator. Door to

Hallway

Doors to

Bedroom 12'7" x 9'8"

Double glazed windows to side and rear aspects.
Radiator.

Bathroom 8'1" x 6'10":

Double glazed window to side aspect. Bath. Corner shower. Low level WC. Hand basin with vanity storage.

Kitchen 9'4" x 9'4"

Double glazed windows to both side aspects. NEWLY Fully fitted kitchen with matching wall , base and drawer units. Stainless steel sink and mixer tap . Tiled splash back. Fitted electric oven with electric hob. Fitted fridge/ freezer. Space and plumbing for washing machine and tumble dryer. Radiator.

Lounge 12'11" x 9'7"

Double glazed windows to front and side aspects.
Two radiators. Open to

Bedroom / dining room / study 5'8" x 11'5"

Double glazed windows to front, side and rear aspects. Double glazed door to side aspects.

Outside

Wrap around garden, with seating areas, flower beds and mature planting.

Paved parking space.

Additional information

Tenure : Licence

Council tax band: "A"

Fully residential for the over 50's

NO DOGS ALLOWED

Fees: Ground rent: £124.74

Sewerage charge: £15.14

Environmental agency annual charge: TBC usually under £20

Please note 10% is payable back to the park on re-sale

NO dogs allowed on the park.

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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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SALES & LETTINGS

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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