



SAMUEL WOOD

Bromdon Caravan Park Wheathill, Bridgnorth, Shropshire, WV16 6QT

Asking Price £67,500



This good sized 2 double bedroom 11 month holiday park home sits on Bromdon caravan park, enjoying a lovely rural setting midway between the towns of Ludlow and Bridgnorth and has facilities to include Golf Course, Fitness Room, Bowling Green and Snooker Room. The holiday home benefits from upvc double glazing and Lpg gas fired heating to: Reception Hall, Cloaks Cupboard, Living Room, Dining Room, Kitchen, 2 Double Bedrooms, En-suite Shower, Walk-in-wardrobe to main bedroom and House Bathroom. Surrounding the property there is a raised decked seating area and further areas of garden to include 2 sheds. EPC not required.

- 11 Month holiday park home
- midway between Ludlow and Bridgnorth
- 2 Bedrooms with gas fired heating and upvc double glazing
- Attractive gardens and raised decked seating area with view
- Right to park a vehicle, plus additional visitor parking
- Large site with excellent facilities

Front door with matching side window opens into

L shaped Reception Hallway

With useful coat cupboard

Living Room

Having windows to both front and side elevations, feature fireplace with an electric fire fitted, opening though into

Dining Room

Having picture rail and window to frontage

Kitchen

Having door and window to rear side, boiler cupboard housing the Valiant Lpg gas fired boiler which heats domestic hot water and radiators, further shelved linen cupboard. Kitchen is fitted with a matching range of cream coloured fronted units with wood effect work surfaces and splashbacks to include cooker, washing machine, slimline dishwasher, dryer and integrated fridge and freezer.

Bedroom 1

Has window to side, range of fitted bedroom furniture, walk-in wardrobe with extensive hanging rail and shelf.

En-suite Shower Room

With a suite in white of wc, pedestal wash hand basin, shower cubicle with shower fitted and window to rear elevation.

Bedroom 2

Has window to front side, range of fitted bedroom furniture to include wardrobe and chest of drawers.

Shower Room

Having window to front side, suite in white of wash hand basin with vanity cupboard, wc and double width shower cubicle with multi-head shower fitted.

Agents Note

The property is furnished, all furniture is included in the sale price, Pitch fees for 2023 are £1,325.00 six monthly, If you sell your park home in the future 15% of the sale price plus Vat is payable back to the park home owners. Occupancy of the unit is for holiday purposes only. Bromdon Caravan Park website www.bromdoncaravanpark.co.uk and site rules etc can be found on this site. The owners of the park has various other units available to include different sizes and prices, please enquire for current availability.

Outside

The property has enclosed garden areas to front, sides and rear, there is a raised decked seating area taking in this lovely view across the roof tops to surrounding hills. Paved sections, lawned sections and 2 sheds sitting at the rear of the home.

Services

Lpg gas fired heating to radiators, upvc double glazing. Broadband speed standard Low 10 Mbps, High - 67 Mbps, Flood Risk – Very Low

Local Authority

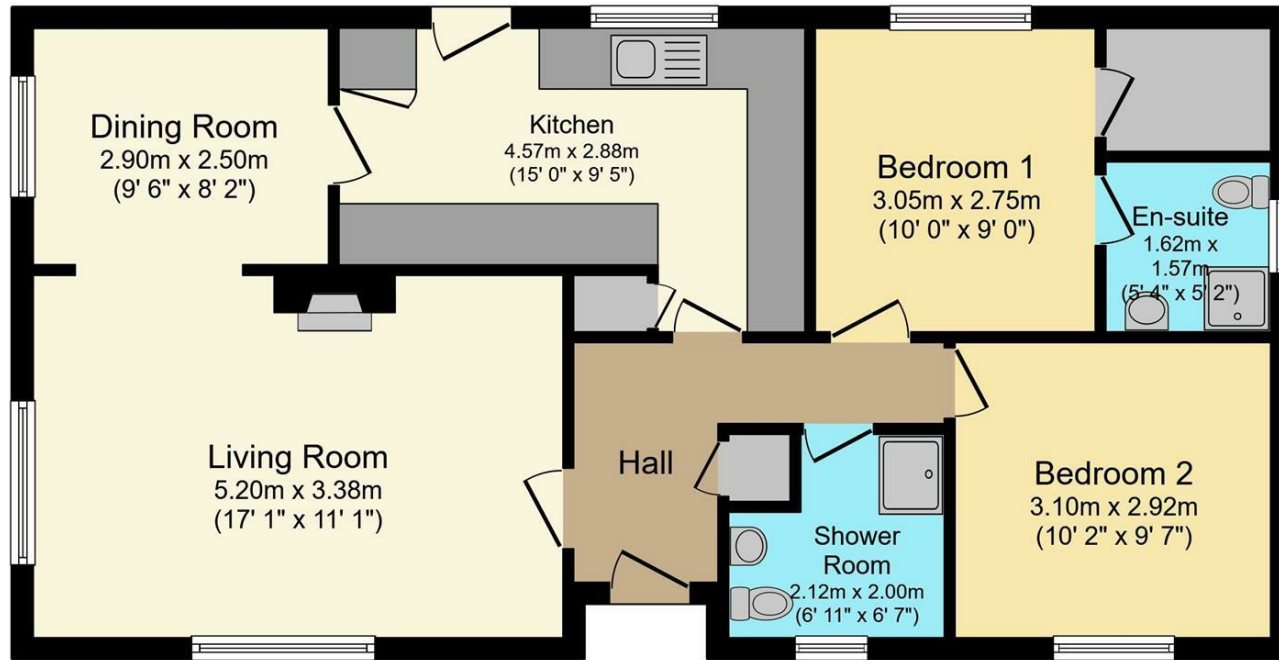
Shropshire Council

Council Tax Band

Not applicable due to being a holiday home



Floor Plans



Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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