

71 Berkeley Vale Park, Berkeley,
GL13 9TQ

Asking Price
£82,500



OMAR RANCH HOUSE EXECUTIVE SINGLE UNIT, TWO BEDROOM PARK HOME, ON POPULAR DEVELOPMENT FOR THE OVER 50'S. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, KITCHEN/DINER, LOUNGE, SHOWER ROOM. BOTTLED GAS CENTRAL HEATING. GARDENS TO ALL SIDES. TWO BRICK BUILT STORAGE SHEDS. PARKING CLOSE BY.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



propertymark

71 Berkeley Vale Park, Berkeley, GL13 9TQ

SITUATION

This park home is located on the outskirts of the historic town of Berkeley. The town is famous for its Jenner Museum and Castle and provides a number of local shops. Close at hand are a number of country walks including the nearby Deer Park and the Berkeley Vale countryside. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

On approaching the town from the A38 continue straight across at the first roundabout passing the Castle entrance on the left hand side. Continue bearing left into Salter Street by the Town Hall, continue on Lynch Road for approximately half a mile turning right into Hook Street and then first right into Berkeley Vale Park. No.71 can be found on the right hand side of the site, past the office and down the path for approximately 30 metres.

DESCRIPTION

This property has been in the same ownership for approximately six years and has been lovingly maintained over the years. This Omar Ranch house executive single unit park home has had various additions benefitting the property which include a Worcester boiler and central heating system installed in 2017 and a modern shower room. The property briefly comprises: entrance hall, kitchen/diner, living room, two bedrooms and shower room. Externally, the property benefits from gardens to sides, front and rear with further two brick storage sheds, patio lawn area, various shrubs and is well presented.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE

Radiator, part glazed door, storage cupboard.

KITCHEN 2.98mx 2.8m (9'9"x 9'2")

Two double glazed windows, range of wall and base units with free standing washing machine, electric oven and hob, fridge/freezer, sink unit with mixer tap, tiled splashback, cupboard housing Worcester boiler, radiator.

LOUNGE 3.36m x 2.97m (11'0" x 9'8")

Two double glazed windows and double glazed door, radiator, electric fireplace.

SHOWER ROOM

Suite comprising shower cubicle with electric shower, pedestal wash hand basin, low level WC, double glazed window.

BEDROOM ONE 2.57m x 2.97m (8'5" x 9'8")

Double glazed window, radiator, built-in wardrobes.

BEDROOM TWO 2.13m x 2.48m (6'11" x 8'1")

Double glazed window, radiator, fitted wardrobes.

EXTERNALLY

The front garden has shrubs and gravel area with rose bush, There are patio areas to side and rear with lawn to side, shrubs, trellis and fence panel at the back of the garden. Two large sheds with power, lighting and outside tap in the left hand side shed, Gate to side. Bottled gas.

AGENT NOTES

Tenure: Park Home

Services: Mains water, drainage, and electricity. Bottled LPG Gas.

Council Tax Band: A

Ground Rent: £165.00 per month, which is reviewed annually in January and includes clean water charge.

There are no dogs allowed on the park.

The site is for occupiers over the age of 50.

Broadband: Not installed.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.