



Broadcroft Gardens

Portland, DT5 1JD



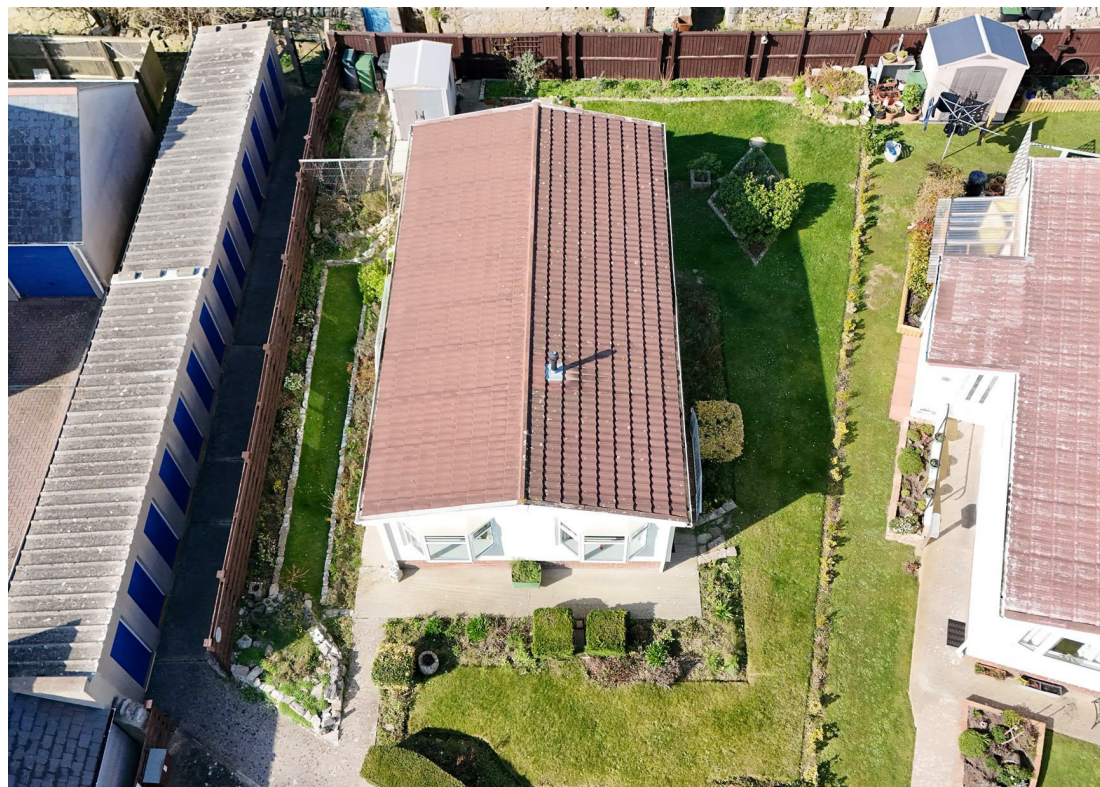
Asking Price
£160,000 Freehold



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- Share of Freehold
- Double Bay Front Park Home
- Onsite Parking
- Two Double Bedrooms
- Shower Room
- Additional WC
- Two Reception Rooms
- Generous Kitchen
- Mains Gas
- Corner Plot





OVER 55's PARK HOME SITE

Well positioned on a SPACIOUS PLOT, in the popular location of Broadcroft Gardens is this FREEHOLD, LIGHT and AIRY, TWO double bedroom Park Home boasting wrap around GARDEN, store and SHOWER ROOM. The property is in close proximity to many local amenities such as a large supermarket, Easton Gardens and the array of eateries Easton Square has to offer.

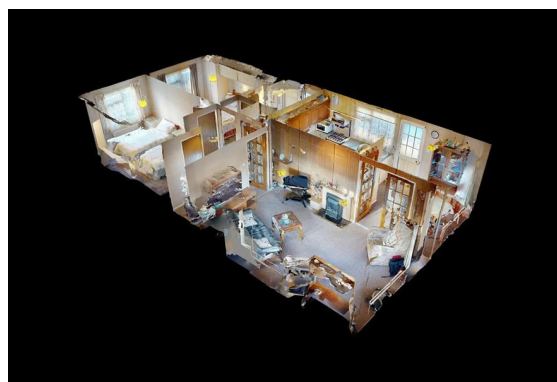
A door leads into an entrance vestibule with separate WC, storage cupboard and provides access to all accommodation.



The front of the home is occupied by a spacious living room with dual aspects windows, one of which is a sunny aspect bay window which floods the room with natural light. The well proportioned reception room also enjoys an electric fire, adding a cosy feel. Double doors open through to the dinning room, again boasting a sunny aspect bay window and is open to a well equipped kitchen with a door to the garden. The kitchen consists of ample units, space for freestanding appliances to include washing machine, cooker and fridge freezer, in addition to a large build in cupboard.

The rear of the home enjoys two large bedrooms, both ample size doubles with plenty of built in storage. A shower room with walk in shower, WC and wash hand basin complete the space.

The site has ample parking spaces available.





Living Room
10'9" x 16'7" (3.3 x 5.07)

Dinning Room
8'7" x 8'5" (2.63 x 2.57)

Kitchen
8'4" x 10'0" (2.56 x 3.05)

Shower Room
5'4" x 6'6" (1.63 x 2)

Bedroom One
11'8" x 9'6" (3.58 x 2.90)

Bedroom Two
9'6" x 11'5" (2.9 x 3.5)

Broadcroft Gardens Trust

The owner has advised us that they are members of the 'Broadcroft Gardens Trust' and hold a share of the freehold of the site.

Site Fee

The vendor has advised us the property is liable for a monthly site fee charge of £25 a month as previously noted.

Age Restriction

The Vendor has advised us the property was designed for the over 55's and this age restriction is in place.

Pets

We've been advised the site doesn't allow pets.

Council Tax Band

Council Tax Band A



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		
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