



12 Foxhunter Residential Caravan Park, Monkton Street, Monkton, Ramsgate, CT12 4UG



Nicely presented 2012 2x bedroom static home located on a popular Full Residential and Part Holiday Home Park in a rural location in the village of Monkton in Thanet. Monkton is historically a village and a civil parish in the Thanet District of Kent nr Ramsgate. Features double glazing Electric central heating. Pet friendly site. Service charge currently £235pcm which includes all water bills. Car parking. Minimum age restriction of 55 years plus applies in all cases for each person. Use of communal swimming pool. VIEWING IS STRONGLY RECOMMENDED..

£235,000 Freehold



Entrance door into Kitchen/Diner

Kitchen/Dining Room

9'8" x 9'4" * (2.96m x 2.87m *)

Built in fridge/freezer , Halogen Hob, stainless steel sink unit , ,integrated double oven, base units , unit under lighting ,power points, recess and plumbed for washing machine ,built in fridge freezer door to garden ,larder cupboard, unit under lighting ,. *Dining Room 2.96m x 2.87m power points. pair of glazed doors to Lounge .

Lounge

19'4" x 11'5" (5.91m x 3.49m)

2 Radiators, tv point , power points, Feature fire surround,

Inner Hall

power point , roof storage.

Shower /wc

6'6" x 5'5" (2m x 1.66m)

Walk in shower , vanity washbasin, low level wc suite, , wall cabinet , heated towel rail,

Master Bedroom with En Suite

9'6" x 7'9" (2.9m x 2.37m)

Power points, radiator, walk in wardrobe with shelving and light .En suite ..Shower cubicle, vanity washbasin, low level wc suite, mirror, heated towel rail .

Bedroom

9'6" x 8'11" (2.9m x 2.74)

Fitted wardrobe, radiator ,power points

Outside

Surround garden with valuable parking space,



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	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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