



Swallow Lakes

Little London, Longhope, GL17 0PH

£100,000



***VIRTUAL TOUR AVAILABLE *** CURRENT VENDOR WILL PAY 1 YEARS GROUND RENT AS AN INCENTIVE (WORTH £3,660) *** Dean Estate Agents are delighted to offer for sale this two bedroom deluxe park home for the over 45's, benefits include open plan kitchen/dining room/lounge, master bedroom with a walk in wardrobe and en-suite shower room, further bedroom and bathroom, double glazing, LPG central heating, off road parking, two pets are allowed. **NO ONWARD CHAIN**



Open Plan Lounge/Kitchen/Diner :

Kitchen - Single bowl sink unit with mixer tap over, range of matching wall and base cabinets, range cooker with glazed hood over, integrated dishwasher, integrated washing machine/tumble dryer, American style fridge/freezer, integrated microwave, breakfast bar with wireless charging point inset, spot lighting, UPVC double glazed window to rear aspect with views toward woodland.

Dining Area - Spot lighting, UPVC double glazed window to front aspect.

Lounge - Wall mounted electric fire, vaulted ceiling, spot lighting, two twin paneled radiators, two UPVC double glazed windows to front aspect, UPVC double glazed window to rear aspect, sliding patio door opening onto composite decking area with far reaching views over Swallow Lake and the surrounding countryside.

Inner Hall :

Spot lighting, single panel radiator, door to bedrooms.

Bedroom 1 :

Vaulted ceiling, spot lighting, over bed storage cupboards, built in bed with headboard, side chest of drawers, radiator, UPVC bay window to side aspect with views towards field and woodland, fitted wardrobe.

Ensuite Shower Room :

White suite comprising of WC, pedestal wash hand basin with mixer tap over, double shower cubicle with mains fed shower, vaulted ceiling, spot

lighting, extractor fan, wall mounted cupboard with inset mirror and lighting, cupboard housing boiler, UPVC double glazed window to rear aspect.

Bedroom 2 :

Vaulted ceiling, spot lighting, built in over bed cabinets, single wardrobe with drawers, single panel radiator, UPVC double glazed window to front aspect.

Bathroom :

White suite comprising of bath with mixer tap and shower fittings over, shower screen, WC, vanity wash hand basin, towel rail heater, extractor fan, vaulted ceiling, spot lighting, UPVC double glazed window to rear aspect.

Outside :

A paved pathway leads to a small composite decking area with balustrade, giving access to the front door, the property is surrounded by lawned areas.

Consumer Notes :

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring,

but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Agents Note :

Ground rent is payable at £305.00 per calendar month which includes water and septic tank.

Swallow Lake has a 365 day leisure license.



Road Map



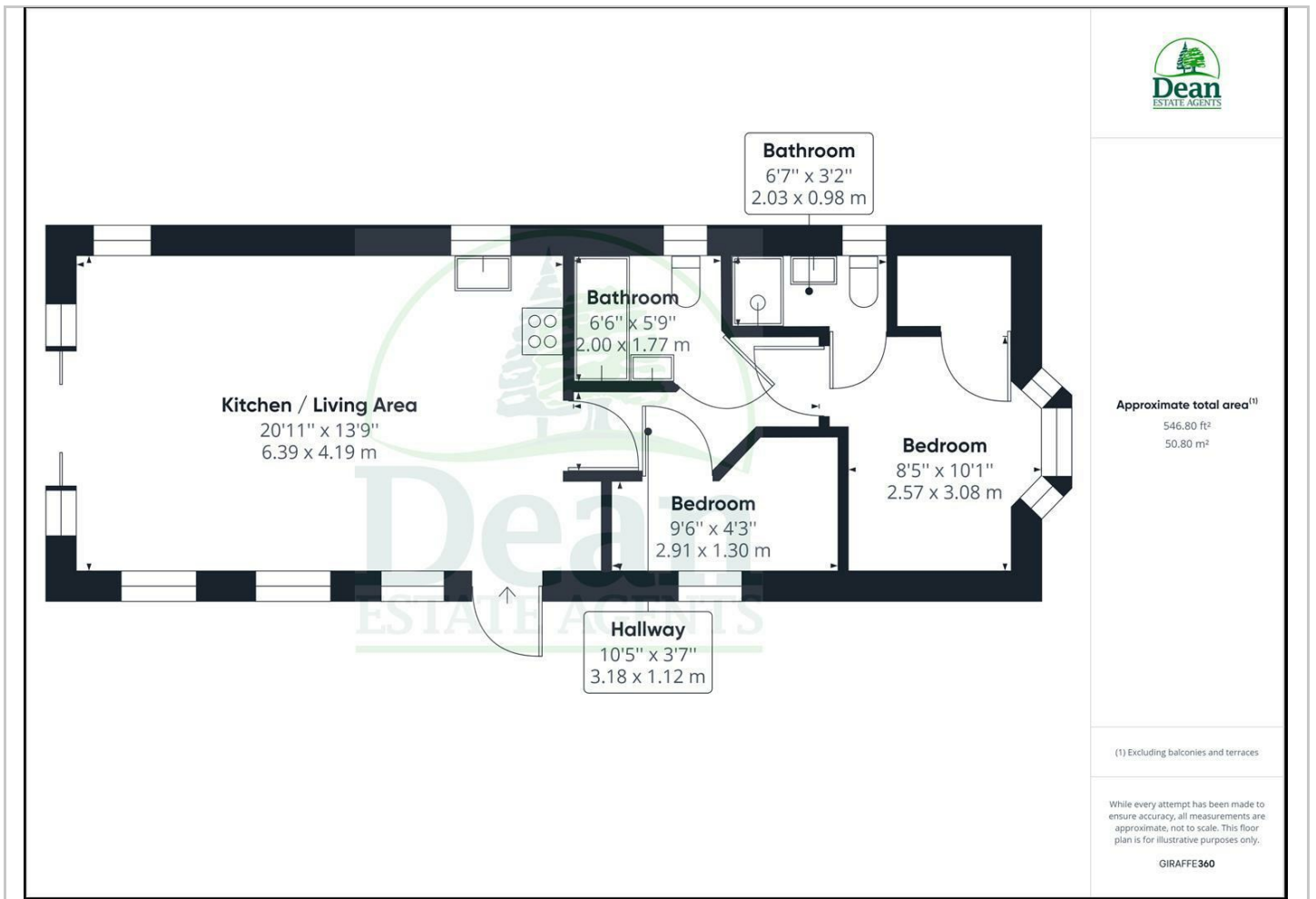
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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