



1 The Old Mill, Mill Lane
Thorpe-Le-Soken, CO16 0ED

Price £115,000 Leasehold

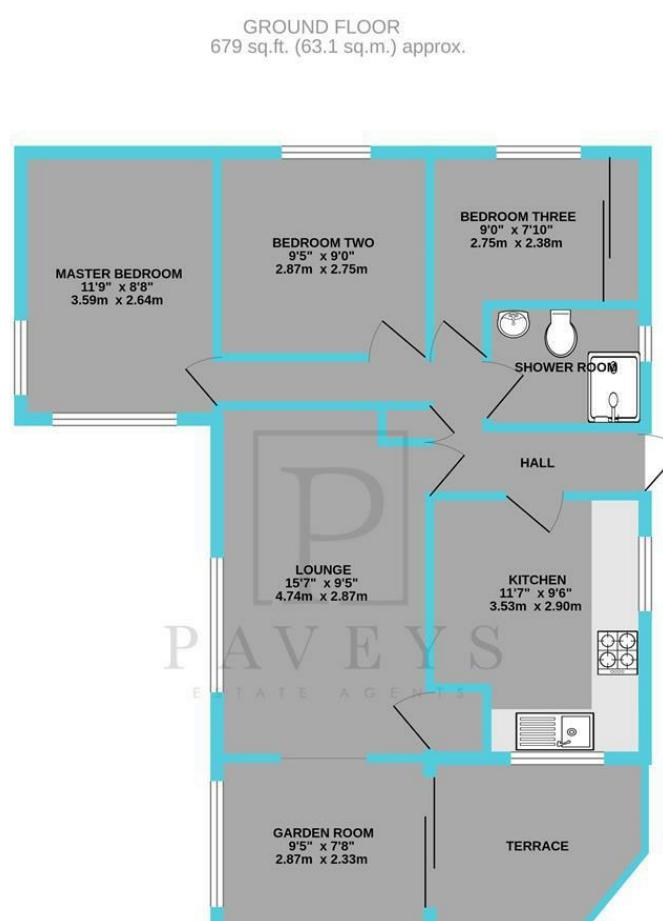
OVER 55'S ONLY

Tucked away at the end of a private lane in the heart of the village of Thorpe-le-Soken is this THREE BEDROOM DETACHED MOBILE HOME set on a PRIVATE GATED PLOT with ALLOCATED PARKING. The property offers a lounge, kitchen, garden room, terrace and shower room. The Old Mill Mobile Home Site is a 12 month residential site that consists of four Leasehold mobile homes with oil tank heating and unexpired leases. The site is positioned within walking distance for Thorpe-le-Soken High Street which offers a vast array of shops, restaurants and popular public houses. Thorpe-le-Soken is located 4.4 miles from the pretty beach at Frinton-on-Sea. Call Paveys to arrange your appointment to view.



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		



TOTAL FLOOR AREA: 679 sq ft. (63.1 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken if any error, omission or statement is made. This plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025.

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ENTRANCE HALL

LOUNGE 15'7 x 9'5 (4.75m x 2.87m)

GARDEN ROOM 9'5 x 7'8 (2.87m x 2.34m)

KITCHEN 11'7 x 9'6 (3.53m x 2.90m)

MASTER BEDROOM 11'9 x 8'8 (3.58m x 2.64m)

BEDROOM TWO 9'5 x 9' (2.87m x 2.74m)

BEDROOM THREE 9' x 7'10 (2.74m x 2.39m)

SHOWER ROOM

OUTSIDE

OLD MILL MOBILE HOME SITE RULES

The Old Mill Mobile Home Site is a 12 month residential site.

The Ground Rent is £115 per calendar month.

The property has the benefit of oil tank heating.

No sub-letting is allowed on site.

No person under the age of 55 years or over the age of 55 years with resident dependant children may reside at the site.

No more than one dog is allowed on site (any of the breeds subject to the 1991 Dangerous Dogs Act are not permitted).

No more than two vehicles to be parked on site.

All boundary hedges and fencing to be maintained by the Occupier (Licensee).

IMPORTANT INFORMATION

Council Tax Band:

Tenure: Leasehold

Energy Performance Certificate (EPC) rating:

The property is connected to electric, gas, mains water and sewerage.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

REFERRAL FEES

Paveys reserve the right to recommend some additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.