



# CHOICE PROPERTIES

*Estate Agents*

Willerby Rio, Poplar Zareba Caravan  
Site Sea Road,  
Anderby Creek, PE24 5XW

Price £39,999



Choice Properties are excited to offer for sale this two bedroom 'Willerby Rio' 6 berth 28'x12' caravan, situated on the sought after site of Poplar Zareba at the seaside retreat of Anderby Creek. Within walking distance to the beach, the site offers an 8-month occupancy between 31st March-31st October. Early viewing is most certainly advised.

## The well presented caravan comprises:-

### **Kitchen**

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, cooker with gas hob with extractor hob over, integrated microwave, space for a freestanding fridge/freezer, dining area with fitted bench seating and set in an open plan design with the:

### **Reception Room**

Light and airy benefiting from triple aspect windows and fitted with a TV aerial.

### **Inner Hallway**

With a fitted cupboard housing the wall mounted 'Ariston' combination boiler; supplying both the central heating and hot water systems and doors to:

### **Bedroom 1**

Double bedroom with a fitted double wardrobe; which houses the wall mounted consumer unit.

### **Bedroom 2**

Twin bedroom.

### **Shower Room**

Fitted with a three piece suite comprising a shower enclosure with sliding door and mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button flush button, heated towel rail and an extractor fan.

### **Communal Parking**

Communal parking spaces are available throughout the site.

### **Decking & Communal Gardens**

Communal gardens are laid to lawn and upkeep regularly. Decking is completely optional and is down to the caravan owner to decide and organise installation. The site do have contacts to recommend if the owner wished.

### **Tenure**

Yearly licence, with site fees payable to Poplar Zareba Caravan Park. Fees are £2450.00 per annum. The central heating system runs from LPG and the electricity is metered and billed monthly.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 443777.

### **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Making an offer**

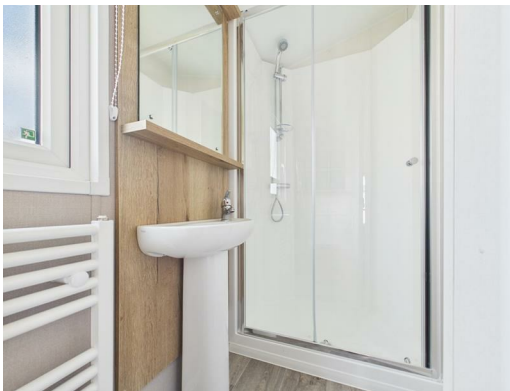
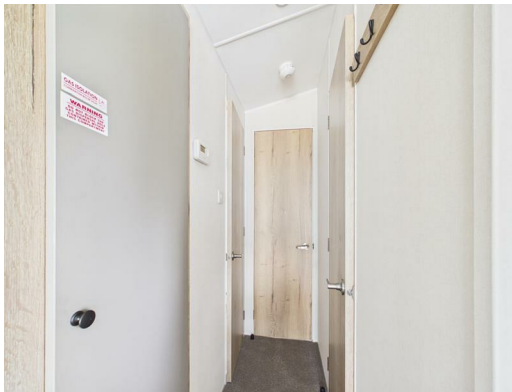
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Exempt.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







# Directions

From our Sutton on Sea office head South along the A52 towards Skegness, after passing through Huttoft turn left into Anderby village and then follow the road towards the coast to Anderby Creek. From Sea Road; Poplar Zareba is the first turning on your left hand side.

