LAMB & CO

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Inspired by property, driven by passion.

MILL LANE, CLACTON-ON-SEA, CO16 0ED

PRICE £100,000

A well-situated mobile home quietly positioned at the end of a private lane in the desirable village of Thorpe-le-Soken. This property offers a peaceful setting with a strong long-term lease, making it an attractive choice for those seeking an affordable and low-maintenance home in a charming rural location.

- Three Bedrooms
- Oil Heating
- No Onward Chain
- Mobile Home
- Over 55s
- Thorpe-Le-Soken
- 12 Month Residential Site

ENTRANCE HALL

KITCHEN

11'8" 9'1" (3.56m 2.77m)

SHOWER ROOM

7'4" 5'5" (2.24m 1.65m)

BEDROOM THREE

9'00" 7'6" (2.74m 2.29m)

BEDROOM TWO

9'00" 8'00" (2.74m 2.44m)

BEDROOM ONE

12'00" 8'8" (3.66m 2.64m)

LOUNGE

16'3" 10'3" (4.95m 3.12m)

DINING ROOM

9'7" 8'2" (2.92m 2.49m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Leasehold Information

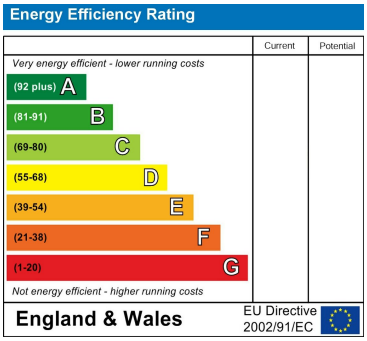
Lease Term Remaining: Over 900 Years Remaining
Ground Rent: £115 A Month
Site Rules: Old Mill Mobile Home Site Rules - The Old Mill Mobile Home Site is a 12 month residential site.
The Ground Rent is £115 per calendar month.
The property has the benefit of oil tank heating.
No sub-letting is allowed 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.

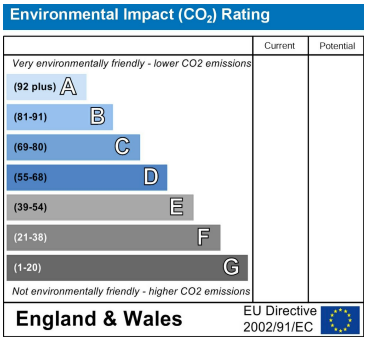
Material Information

Council Tax Band: A
Heating: Oil
Services: Mains Electricity & Water
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Mobile Home
Restrictions: Over 55s
Rights & Easements: Yes
Flood Risk: Low
Additional Charges: Ground Rent
Seller's Position: No Onward Chain
Garden Facing: South

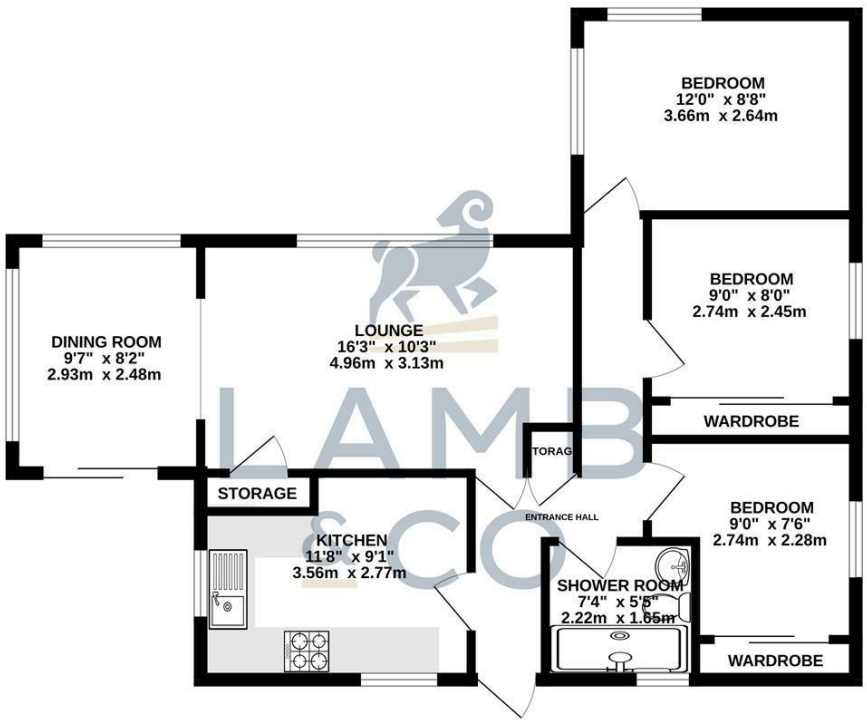
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt 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 for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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