



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

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

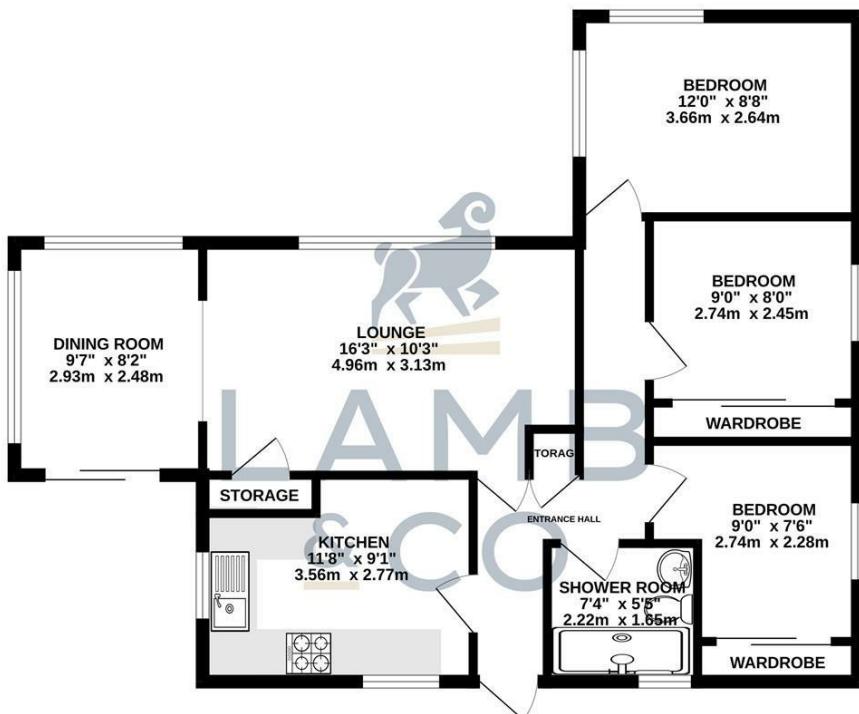


EPC Graphs

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	

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 other features may not be exact. Measurements taken at any point are approximate and no guarantee is given as to their accuracy. This plan is for illustrative purposes only and should not be used to suggest any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.