



## Frating Caravan Park, Main Road Frating, CO7 7DH

Located on Frating Caravan Park is this ONE BEDROOM DETACHED PARK HOME. The site has full residential status for the over 50's and residents are allowed two pets. Colchester town centre and mainline railway station are located within 6 miles with Clacton-on-Sea's sea front and town centre around eight miles away. The property is situated on a good size plot with its own allocated garden space and an early viewing is advised.

- 9'1 x 7'8 Bedroom
- 11'6 x 9'7 Lounge
- 9'7 x 8'2 Kitchen
- Shower Room
- Fully Double Glazed
- Gas LPG Central Heating (n/t)
- Allocated Garden
- Over 50's Site & One Pet Allowed
- Communal Parking
- No Onward Chain



**Price £55,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Radiator. Door to;

### KITCHEN

9'7 x 8'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Space for cooker. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Storage cupboard housing wall mounted gas boiler (not tested). Radiator. Double glazed window to front and rear. Double doors leading to;





## LOUNGE

11'6 x 9'7

Radiator. Double glazed window to front. Double glazed French doors leading to front.



## SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step in shower cubicle with wall mounted electric shower with shower-head attachment above (not tested). Radiator. Two double glazed windows to rear.



## BEDROOM

9'1 x 7'8

Built in wardrobes. Radiator. Double glazed windows to front and side.



### OUTSIDE

Patio paved path leading to front entrance with remainder being laid to lawn. Additional patio. One metal storage shed. Communal parking.



### BA 0924

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Material Information (Park Home)

Monthly ground rent/site fee amount (£): £95.55 pcm Ground rent review period: January Every Year

Age Restriction: Over 50's (All residents must be over 50)

Pets: 1 pet (No Caged animals outside).

Council Tax Band: A

Services Connected: (Gas): LPG Gas Bottles (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No Sub Letting, No Extensions, No Commercial Vehicles can be kept on site. 1 x car per person (2 max per home).

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

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### Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

### Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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## Selling properties... not promises

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**Sheen's**  
The Action Agents