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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN APPEALING MOBILE HOME ON A PLEASANT DEVELOPMENT NEAR THE
PICTURESQUE SOLWAY COAST

3 CRIFFEL AVENUE, SOLWAY VILLAGE, SILLOTH



PRICE REGION £20,000

THIS UNIT BENEFITS FROM RECENTLY INSTALLED UPVC DOUBLE GLAZED
WINDOWS, FLOORS, CARPETS ETC
ACCOMMODATION COMPRISES PORCH, HALL, LOUNGE/DINING ROOM, KITCHEN,
TWO BEDROOMS AND BATHROOM
SPACIOUS LAWNED GARDENS AND AMPLE CAR PARKING AREA/HARDSTANDING
PLUS USEFUL STORAGE FACILITIES

**THE UNIT MAY BE OCCUPIED FOR NINE MONTHS OF THE YEAR (MARCH TO
NOVEMBER)**

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

NOTE:

We understand that

1. Any future vendor will pay 15% of the sale price to the site owners solicitors.
2. We understand that the ground rent is reviewed annually.
3. We believe that the terms under which a purchaser is entitled to keep the mobile home on site may be obtained from the site owners.
4. Purchaser will be required to arrange a meeting with the site owners.
5. We understand that any purchaser must use the unit themselves and not rent it out.

DIRECTIONS:

If entering the site from Skinburness Drive follow the signs for Reception and then bear left towards the tennis courts, besides which is Criffel Avenue.

ACCOMMODATION:**Entrance Porch to side****Hall:**

UPVC double glazed external door.

Lounge/Dining Room: (24'2" x 10" approx.)

Sliding double glazed doors to decked area.

Built in cupboard with meters.

The three piece leather suite, dining table and six chairs plus two other units are included in the sale. The TV and computer are excluded.

Vertical blinds are included in the sale

Kitchen: (11'9" x 9' approx.)

Fitted wall and floor units with drawers and worksurfaces. Single drainer stainless steel sink unit. Attractive wood burning stove.

Plumbed for washer.

The cooker, microwave, fridge freezer, freezer, washer and dryer are all included in the sale.

Bedroom 1: (11'6" x 9'5" approx.)**Bedroom 2:** (9'5" x 7' approx.)**Bathroom:**

Suite comprising bath, pedestal washhandbasin and W.C.

OUTSIDE:

Ample hardstanding/ car parking area.

Lawned gardens with **Store/Workshop:** with power. Detached Store/Fuel Store.

GROUND RENT:

We are advised by the vendors that the current ground rent is £2000.00 per annum.

VIEWING:

Strictly through the Agents, Hopes Estate
Agents Tel: 016973 32018.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.