

Hopes Auction Company Limited,
8 Station Road, Silloth, Wigton, Cumbria, CA7 4AE.
Telephone: 016973 32018 Fax: 016973 31535
E-mail: estateagentssilloth@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS ATTRACTIVE PARK HOME, WHICH WAS NEW IN 2006, OCCUPIES A PLEASANT SITE ON THE OUTSKIRTS OF THIS EVER POPULAR DEVELOPMENT

46 LIDO VILLAGE, BARRACKS BRIDGE, SILLOTH,
WIGTON CA7 4NN



OFFERS OVER £40,000

THE WELL PRESENTED ACCOMMODATION CONSISTS OF HALL, LOUNGE, WELL EQUIPPED KITCHEN, BATHROOM AND TWO BEDROOMS WHILST OUTSIDE ARE TWO DRIVEWAYS/CAR PARKING AREAS AND TWO RECENTLY CONSTRUCTED GARAGES WITH A WORKSHOP

LPG FIRED CENTRAL HEATING IS PROVIDED AS ARE UPVC DOUBLE GLAZED WINDOWS
FITTED CARPETS, CURTAINS, KITCHEN APPLIANCES AND CONTENTS AS DESCRIBED ARE INCLUDED IN THE SALE

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

R. Johnston F.N.A.E.A
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

ACCOMMODATION

Hall:

UPVC external door.

Lounge: (12' plus 2'1" into door recess x 11'6" approx.)

The focal point of this well proportioned room is the electric fired stove with log effect, feature hearth/surround and overmantel.

The three piece suite, bookcase, coffee table, unit housing music centre, TV and dresser are included in the sale.



Kitchen: (11'6" x 7'4" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. Single drainer sink unit with mixer tap. Useful shelved store cupboard. Built in cupboard housing LPG fired Vaillant combi boiler.

The table and chairs are included in the sale.



Bedroom 1: (11'6" x 7'4" plus 1'11" approx. into door recess)

Fitted wardrobes with hanging area, shelving, adjacent dressing area with drawers and two bedside cabinets are included in the sale.

The beds will remain in the two bedrooms.

Bedroom 2: (7'10" x 5'5" approx.)

Bathroom:

Tinted suite comprising bath, pedestal washhandbasin and W.C. Shower with rail above bath.

Tiled splashbacks to bath and handbasin.

OUTSIDE:

Driveway/car parking spaces to both sides of the unit providing access to two **Garages:** with a **Workshop:** between. Outside tap.

Storage area below the unit.

The front area is basically down to chippings with two apple trees in tubs.

GROUND RENT:

Currently £875.69 p.a.

COUNCIL TAX:

Currently £1063.54 p.a.

WATER CHARGES:

Currently £132.56 p.a.

NOTES:

1. We understand that any potential purchaser should contact the main office on the Lido to establish the conditions under which a unit may be occupied and to provide personal details for office records.

2. We also understand that ground rents may be reviewed on an annual basis.

3. We further understand that 10% of the proceeds of any future sale of this unit must be paid to the site owner.

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.