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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

THIS WELL PRESENTED MOBILE HOME OCCUPIES A SPACIOUS CORNER SITE ON  
THIS MOST POPULAR DEVELOPMENT

**ZEPHYR, 4 LIDO VILLAGE, SILLOTH CA7 4NN**



**£65,000 REGION**

AN ATTRACTIVE UNIT ENJOYING A PRIME POSITION ON THIS DESIRABLE SITE  
TOWARDS THE OUTSKIRTS OF TOWN. ACCOMMODATION PROVIDES  
LOUNGE/DINING ROOM, KITCHEN, UTILITY AREA, THREE BEDROOMS AND A  
SHOWER ROOM. DRIVEWAY/HARDSTANDING TO GARAGE. FLAGGED AREA TO  
REAR. GARDNES. OIL FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS  
ARE PROVIDED.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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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:

**Lounge/Dining Room:** (19'9" overall x 12' approx. excluding bay window)

A pleasant area with windows in two elevations. Electric fire with feature canopy, hearth and surround. UPVC external door.



**Kitchen:** (11'3" x 9'8" approx.)

Fitted wall and floor units incorporating worksurfaces. Single drainer stainless steel sink unit. Beko cooker. Zanussi dishwasher. Hotpoint washer.

**Utility Area/Porch:**

With panelled walls.

**Bedroom 1:** (10'6" x 9'8" approx.)

Including two wardrobes, 2 bedside cabinets and three sets of drawers.

**Bedroom 2:** (9'8" x 7'11" approx.)

Including wardrobe with cupboard over and two sets of drawers.

**Bedroom 3:** (6'5" x 5'11" approx.)

Including a pair of wardrobes with hanging area and cupboard above.

**Shower Room:**

Tiled walls and spotlighting. Redrind shower in tiled cubicle, pedestal washhandbasin and W.C. Built in shelved linen cupboard.

## OUTSIDE:

Driveway/car parking area to **Garage:** with up and over door, power and lighting. Garden shed. The rear and side of the unit are partly down to chippings and part flagged. Pleasant easily managed lawned front garden with border.



## SERVICES:

Mains electricity, water and drainage. Telephone connection. Oil fired central heating. Double glazed windows. Burglar alarm system.

## VIEWINGS:

Strictly through the Agents, Hopes Estate Agents Tel: 016973 32638.

## COUNCIL TAX:

Band A.

## GROUND RENT:

£61.95 per calendar month.

## NOTE:

It should be noted that the current vendors and future sellers will be required to pay 10% of the sale proceeds to the site owners.

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## 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.