



**East View Park Homes, Main Road, West Winch, King's
Lynn, PE33 0LY**

welcome to

East View Park Homes, Main Road, West Winch, King's Lynn

Located on a small friendly, privately owned site, in West Winch, close to nearby coast, which has good transport links into the town centre of Kings Lynn is this well presented two bedroom Park Home which has an over 55's restriction on it. Viewing highly recommended.

Entrance Door To:-

Entrance Hall

Storage cupboard and cloaks cupboard, radiator

L-Shaped Lounge/Diner

17' 2" max x 18' 10" max (5.23m max x 5.74m max)

Three large double glazed windows creating a light and airy living space. Two radiators, Recently purchased Riser chairs and matching sofa, with labels still attached, alongside modern contemporary solid oak/ grey furniture, oak dining suite and modern soft furnishings.

Kitchen

14' 6" x 7' 10" (4.42m x 2.39m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in fridge freezer, built-in oven, electric hob, extractor over, integrated washing machine and dishwasher, cupboard housing boiler, double glazed window, double glazed door to rear

Bedroom One

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window, radiator, walk-in dressing room, door to:-

En Suite Shower Room

Low level WC, wash hand basin, shower cubicle, heated towel rail, double glazed window

Bedroom Two

9' 3" x 9' 10" (2.82m x 3.00m)

Double glazed window, radiator

Bathroom

6' 6" x 5' 10" (1.98m x 1.78m)

Bath, low level WC, wash hand basin, heated towel rail, double glazed window

Outside

Parking space and a wrap around garden.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





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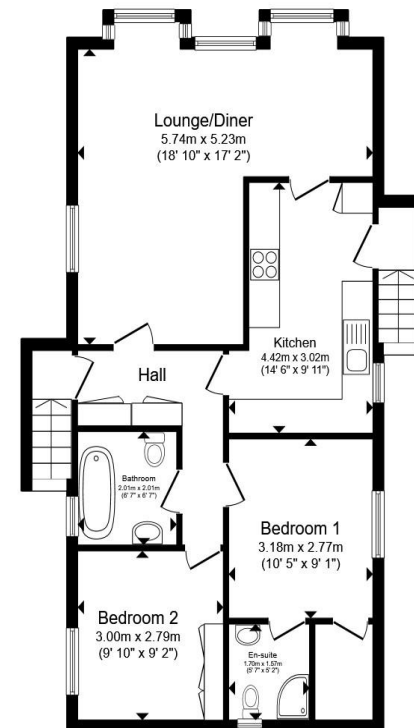
- Over 55's only
- Detached 2 Bed Park Home
- L-Shaped Lounge/Diner
- En Suite to Master
- Walk-in Dressing Room

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£120,000



Floor Plan

Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
KLN119885 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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