

FOR SALE

£125,000

30' x 20' Lissett Lodge

Fully refurbished
Twin unit
One double bedroom
One bathroom
Spacious lounge
Kitchen with appliances
Dining area
Porch
Rear and front garden
Views of green



38 Heath Farm Park
Barford St Martin, Salisbury, Wiltshire, SP3 4BQ

Don't miss this rare opportunity to own a fully refurbished residential park home located in Heath Farm Park. This Lissett Lodge model stands at 30' x 20', with one double bedroom, kitchen with integrated appliances and a spacious lounge.

Sales Contact

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Heath Farm Park is a part of

General Estates
— P A R K H O M E S —



About the Home



Kitchen



Dining Area



Living area



Bathroom

This 30' x 20' park home has been fully renovated throughout - with a brand-new kitchen, bathroom, flooring and décor. Located in semi-rural Heath Farm Park - a residential mobile home park.

The new kitchen has been renovated to a modern standard and includes integrated appliances, such as: dishwasher, washing machine, fridge, oven, hob and extractor hood. If it's cupboard space you are after, the kitchen also includes a handy larder.

To the right of the kitchen is the dining area, with space for a decent-sized dining table and views of the green.

The living area includes two bay windows, allowing natural light which is complemented by the neutral tones. The living area is a fantastic size and expands the width of the home.

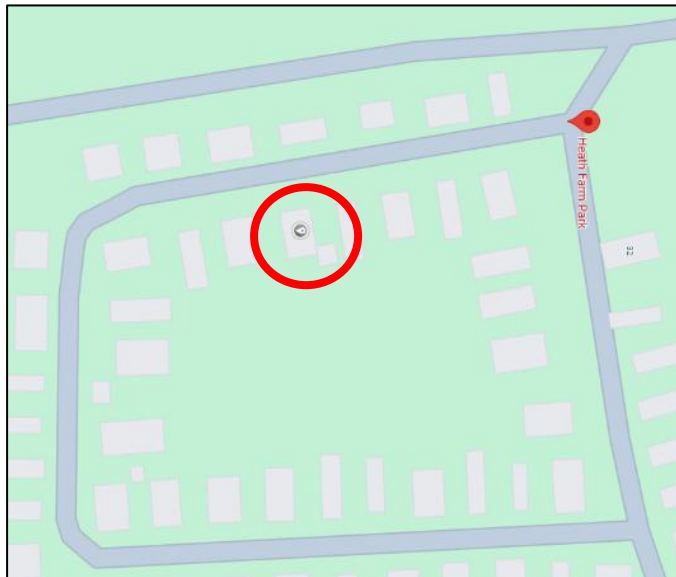
The bedroom is a double-sized room with space for some furniture.

There is a generous amount of space in the newly fitted bathroom, which includes a large shower cubicle, vanity unit and heated towel rail.

The home also opens to a porch, which is perfect as an extra storage area.

Externally, the home offers a private front and rear garden. The rear garden overlooks the park's green and rolling hills can be seen behind the park. Heath Farm Park offers a private car park for the use of residents and their visitors.

About the Pitch



The home is pitched on 38 Heath Farm Park.

The garden consists of a low-maintenance lawn, ready for the new owner to create their own space.

Heath Farm Park offers a private car park for the use of residents and their visitors.

Other Information

- The pitch fee for this home is £260 each month.
- General Estates charge for electricity and water usage at Heath Farm Park. The charge is based on your usage. We operate a budget billing system whereby your annual expected usage is calculated over a twelve-month period, from 1st February to 31st January, but charged over a ten-month period between April and January.
- The gas connection is LPG.
- Council tax charge is Band A.
- Residential mobile homes must be bought as a full cash purchase.

About Heath Farm Park

Heath Farm Park is situated on the outskirts of the charming village of Barford St Martin in the highly desirable and sought-after Nadder Valley. Within the surrounding area are Cranborne Chase and West Wiltshire Downs – areas of outstanding natural beauty. The nearby village of Wilton is approximately 2 miles away and the historic cathedral city of Salisbury is within 6 miles.

Transport links from Salisbury are excellent, with regular rail services to London Waterloo. Salisbury offers excellent shopping and recreational facilities and the surrounding area has excellent walking, riding and cycling opportunities.

Within half a mile from the park is a service station/convenience store and there is a bus stop outside the park entrance; this service will take you to either Salisbury or Shaftesbury.

Notable Park Rules:

- Age restriction of 40+ years only
- One cat and one dog permitted per home
- One vehicle permitted per home.

To arrange a viewing or for any further information, please contact:
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