

**2013
ABI
ST. DAVID**

36FT X 12FT
*

SIX BERTH
*

PLOT 188

£38,500
(Silver Plot)



THE HOLIDAY HOME

The ABI St. David sits on a large woodland plot just off the main drive, close to the amenities of the Village Centre.

The plot is partially fenced with a pedestrian gate to the side, excellent quality wrap around and non slip decking leads from the main door around to the front opening doors.

The Holiday Home has 2 bedrooms including a Master with en-suite WC, twin bedroom and family shower room.

The Lounge has a good feel with lovely outlook towards woodland, fixed sofa with pull out bed and freestanding dining table and chairs with an electric fire.

KEY FEATURES

TWO BEDROOMS
FAMILY SHOWER ROOM
DOUBLE GLAZING
CENTRAL HEATING
EN-SUITE WC
NON SLIP DECKING
PARTIALLY FENCED
AMPLE PARKING
SHED

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

ADDITIONAL FEATURES

- ✓ FIXED SOFA SEATING, FREE STANDING DINING
- ✓ ELECTRIC FIRE TO THE LOUNGE
- ✓ INTEGRATED FRIDGE/FREEZER
- ✓ OPEN PLAN LIVING AREA
- ✓ CLOSE TO THE VILLAGE CENTRE
- ✓ GOOD SIZED, WOODLAND PLOT



Kitchen



Lounge



Master

LICENCE

LICENCE ON PARK UNTIL 16/05/2028

CONTACT US

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**ALL OF OUR HOLIDAY HOMES FOR SALE
CAN BE VIEWED BY VISITING**

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE



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This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes.

Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that:

the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park;

while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home.

Please contact Kelling Heath Holiday Park if you have any questions about this caravan holiday home.

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