



**2014  
ABI  
ROXBURY**

38FT X 12FT

\*

TWO BEDROOMS

\*

PREMIUM PLOT

**£29,995**

## **THE HOLIDAY HOME**

THIS BOUTIQUE HOTEL INSPIRED HOLIDAY HOME IS FOUND ON A LOVELY PRIVATE PLOT, QUIETLY SITUATED WITH VALLEY VIEWS AND OODLES OF PRIVACY BUT WITH EASY ACCESS TO THE SITE CENTRE. SPACIOUS LOUNGE WITH LARGE CORNER SOFA AND MODERN ELECTRIC FIREPLACE, FREESTANDING DINING TABLE & CHAIRS, AND PATIO DOORS TO THE FRONT DECKING.

A WELL EQUIPPED KITCHEN INCLUDING INTEGRATED APPLIANCES; FRIDGE/FREEZER & MICROWAVE.

THE MAIN BEDROOM BENEFITS FROM A DOUBLE, LIFT UP BED AND VANITY AREA, WALK IN WARDROBE AND ENSUITE WC, A SOFA BED TO THE LOUNGE, TWIN BEDROOM AND FAMILY SHOWER ROOM MAKE THIS AN IDEAL FAMILY HOLIDAY HOME.

THE PLOT IS FULLY FENCED WITH PEDESTRIAN GATE TO THE FRONT AND REAR AND HAS A NICE DECKED AREA, SHED AND BENEFITS FROM LOTS OF LIGHT. EASY PARKING FOR 2 CARS.

### **KEY FEATURES**

- TWO BEDROOMS
- DOUBLE BEDROOM
- ENSUITE WC
- FAMILY SHOWER ROOM
- BED SETTEE
- ELECTRIC FIRE
- INTEGRATED FRIDGE/  
FREEZER & MICROWAVE
- FULLY FENCED PLOT
- SHED

## ADDITIONAL FEATURES

- ✓ PRIVATE, QUIET PLOT ON A CUL DE SAC
- ✓ VALLEY VIEWS
- ✓ DECKING AREA
- ✓ EASY PARKING FOR SEVERAL CARS
- ✓ EXCELLENT CONDITION THROUGHOUT
- ✓ BRIGHT AND AIRY



Kitchen



Lounge



Bedroom

## LICENCE

LICENCE ON PARK UNTIL 04/04/2029

## 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](http://WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE)**

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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