



32 Mill Farm Park | Bulkington | CV12 9SE

PARK HOME MILL FARM PARK OFFERED WITH NO CHAIN AVAILABLE FURNISHED***OVER 55'S***In brief the property comprises; entrance hall, living room, kitchen breakfast room, double bedroom, single bedroom/study, and shower room. Also benefiting from UPVC double glazing, gas central heating, allocated parking space, well maintained gardens, Insulated external walls and floors. Council Tax Band A. Ground Rent/Site Fees £153.35 p/m. Please note no Dogs are allowed on site.

Asking Price Of £110,000

- Park Home
- Mill Farm Park Bulkington
- Two Bedrooms & Shower Room
- Entrance Hall & Living Room
- Kitchen Breakfast Room



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

6' 4" x 11' 0" (1.93m x 3.35m) Access to the property via obscure double glazed door. Obscure UPVC double glazed window to front aspect, UPVC double glazed windows to side and rear aspect, panel radiator, location of tumble dryer, opening into;

LIVING ROOM

14' 0" x 9' 8" (4.27m x 2.95m) With UPVC double glazed windows to front and rear aspects, panel radiator, feature fireplace with electric fire, Door to;

KITCHEN/BREAKFAST ROOM

10' 9" x 9' 8" (3.28m x 2.95m) With UPVC double glazed windows to front and rear aspects, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, washing machine, fridge freezer, cooker, included. Cupboard housing gas central heating boiler. Table & Chairs and side unit included. Door to;

HALL

Obscure UPVC double glazed door leading to the rear garden. Doors to;

SHOWER ROOM

4' 2" x 6' 9" (1.27m x 2.06m) With obscure UPVC double glazed

window to front aspect, double shower cubicle, low level WC, and wash basin set in vanity unit, panel radiator.

BEDROOM ONE

8' 9" x 9' 9" (2.67m x 2.97m) With UPVC double glazed windows to side bay aspect, panel radiator.

BEDROOM TWO / STUDY

5' 0" x 6' 9" (1.52m x 2.06m) With UPVC double glazed window to front aspect.

OUTSIDE

Raised steps leading to front door. Side paved patio area, for storage and bins. Front side and rear gardens are mainly laid to lawn with borders and paving, and wooden shed to the rear.

GENERAL INFORMATION MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Exempt.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Non standard construction.

TENURE: we understand from the vendors that the property is a non standard tenure with vacant possession on completion. Ground Rent & Service Charges £153.35p/m

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR



Tenure

Non-Traditional

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Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements