



PLOT 49 BRIGHAM HOLIDAY PARK | BRIGHAM | CUMBRIA | CA13 0XH

PRICE £40,000



SUMMARY

We love this immaculately maintained modern holiday home, built in 2021 and located in an attractive park close to the Gem town of Cockermouth with the delights of the Lake District close at hand. The property which can be sub-let to provide income includes an open plan living/dining/kitchen with corner sofa, bench style dining and luxury kitchen with integrated appliances. The main double bedroom has an en-suite WC the second bedroom has twin single beds and there is a stylish modern shower room. The pitch backs onto fields, benefits from block paved parking at the side and a wrap-around decking. A fantastic holiday home or part time base in the UK and a great buy at this price!

EPC Exempt

ENTRANCE

Steps from the parking area lead up onto the decking and access to front door

LIVING/DINING/KITCHEN

A lovely open plan room with a living area including corner sofa, double glazed French doors onto decking, two double glazed windows to side and one to front, electric fire, double radiator, TV stand.

The dining area has fitted bench style seating and table, double glazed window to front, door to hall.

The kitchen area is fitted in a stylish range of base and wall mounted units with work surfaces, LPG gas hob with electric oven and extractor, fitted microwave, integrated fridge freezer, double glazed window to rear.

INNER HALL

Double glazed window to front, doors to rooms, double radiator

BEDROOM 1

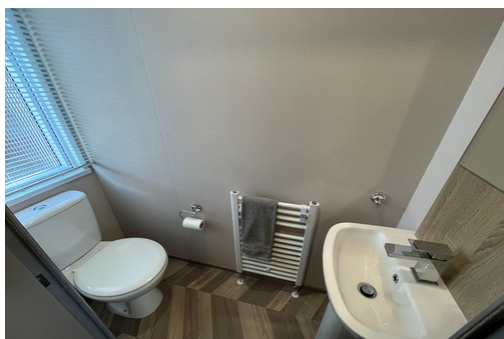
Double glazed window to rear, king size bed, double wardrobe and dressing table, double radiator, door to WC

EN-SUITE WC

Double glazed window to rear, low level WC, pedestal hand wash basin, towel rail

BEDROOM 2

Two 3' single beds, double glazed window to side, fitted wardrobe, double radiator



SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic shower unit, bowl style sink unit with cupboard under, low level WC. Extractor fan, towel rail

EXTERNALLY

To the side is a block paved inset parking area for two cars with steps up to a wrap-around wooden decking to side and front with space for dining set and sun loungers. The plot backs onto fields behind and to the rear there is siting for 2 LPG bottles which are included in the sale.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Annual Site Fees: £260pm including water usage

Tenure: Licence agreement - ask agent for more details

Services: Mains water, LPG gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, fitted beds and furniture, integrated appliances

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates 3 network has service inside but other networks may have limited service although agent had no issues with Vodafone. All providers have signal outdoors

Planning permission passed in the immediate area: None known

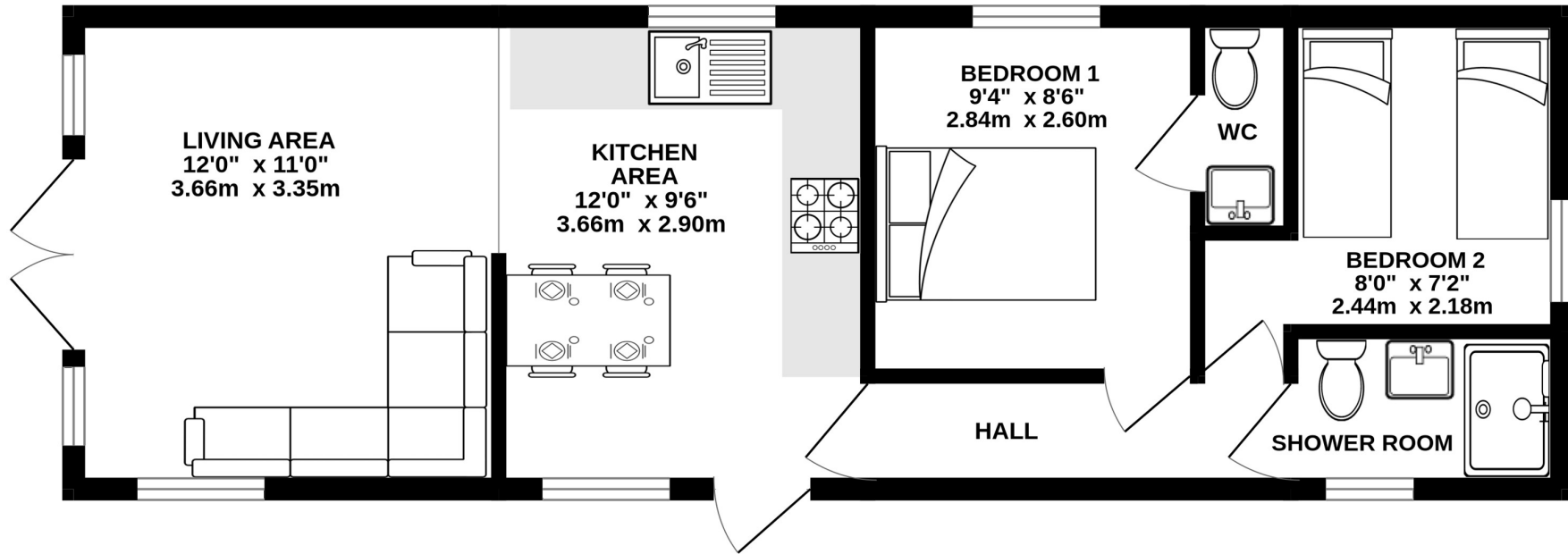
The property is not listed

DIRECTIONS

From Cockermouth take the A66 towards Workington, taking the left turn to Brigham. Pass the church and follow round the right hand bend then turning immediately left. The entrance to the park is on the right hand side of this lane and No.49 is clearly marked as you drive round the perimeter road



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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