



2 bed chalet to buy in NR25

Temple Drive, Weybourne, Holt, ., NR25 7ET

£120,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Stylish modern decor
- ✓ Open plan accommodation with distant view towards the sea view
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Description Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This immaculately presented semi-detached holiday chalet is situated within a tranquil, part-wooded holiday park in a beautiful village on the North Norfolk Coast. The property is just a short stroll from the local delicatessen/cafe, The Ship Inn, the recently re-opened Maltings with restaurant and bottle shop and the nearby bus stop. There are lovely walks on the nearby shingle beach or coastal path which can be enjoyed from the doorstep.

The accommodation is well laid out and comprises modern, open plan living accommodation with stylish decor leading into a fitted kitchen with access to the decked seating area at the rear. There are two double bedrooms and beautifully appointed, contemporary shower room.

The property offers all the comforts of a modern home, including individually WIFI controlled, modern electric heaters, positive input air ventilation system and electric vehicle charging point. Other benefits include uPVC double glazing and the use of the garden and shed at the rear which is maintained by the park. Please note that some furnishings may be available by separate negotiation.

The vendors have taken great steps towards making this a more efficient and environmentally friendly home;

The heaters have the ability to switch on remotely via an App - how lovely to arrive for a weekend retreat and find the chalet warm and cosy. The hot water is supplied by an instant heat water heater rather than a costly immersion heater. The Positive Input Ventilation (PIV) replaces stale air with fresh air creating a positive air pressure that pushes out damp air and prevents condensation. The PIV has a very low wattage integrated heater which act as frost protection for the whole of the chalet during the cold months and the vendor has found that this has a positive impact on insurance premiums but minimal running costs. The park has refuse disposal facilities with waste stream separation.

The property is offered for sale with no onward chain. Viewings will be limited to changeover days, so please allow plenty of time when booking.

Location Weybourne is an idyllic village on the North Norfolk coast, characterised by its lovely brick and flint cottages, pebble beaches and beautiful countryside, situated approximately 3 miles from the Georgian market town of Holt and popular seaside town of Sheringham. On approach, depending on the direction, you will be welcomed by its lovely windmill, the tank which guards the Muckleburgh military collection or by the Steam railway station. The village centre plays host to church, a delicatessen, cafe, and The Ship Inn serving delicious meals and a good selection of local beers, ciders and gins.

The village can be accessed via the 'Coasthopper' bus which runs a service along the A149 and for those looking for a more nostalgic arrival, by the Poppyline Steam railway. The mainline train station in Sheringham provides a service to Norwich which links through to London. The nearest airport is 25 miles away in Norwich.

Explore the National Trust properties of Felbrigg Hall, Sheringham Hall and Blickling Hall, that are just a short drive away, or enjoy beautiful coastal walks, from the doorstep.

Sheringham and Holt have thriving town centres with a wealth of boutiques, supermarkets, cafes, pubs and restaurants as well as leisure activities and health practitioners.

AUCTIONEERS ADDITIONAL COMMENTS Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 951

Annual Ground Rent Amount: £700.00

Annual Service Charge Amount: £446.00

Price: Starting Bid £120,000

Property Type: Chalet

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Sitting/Dining Room

4.75m x 2.95m (15'7" x 9'8")

'Solidor Plaza' stable door to sitting/dining room, UPVC double glazed window to front aspect distant sea views, two thermostatic controlled wall mounted electric heaters, flame effect fire, mounting and point for television, positive input air ventilation system. Opening to;

Kitchen

2.44m x 1.68m (8'0" x 5'6")

Beautifully fitted with a range of cottage style base units with wood effect working surfaces over, tiled splashback, matching wall units, one and a half bowl sink with mixer tap and drainer, built in storage cupboard housing electric consumer unit, power points and shelving, UPVC double glazed window and UPVC glazed door and window to rear garden with blinds.

Bedroom

2.62m x 2.39m (8'7" x 7'10")

Side aspect UPVC double glazed window with vertical blinds, thermostatically controlled wall mounted electric heater, loft hatch, two tall boy storage units.

Bedroom Two

2.49m x 2.39m (8'2" x 7'10")

Side aspect UPVC double glazed window with vertical blinds, wall mounted thermostatically controlled electric heater, power points with USB charger.

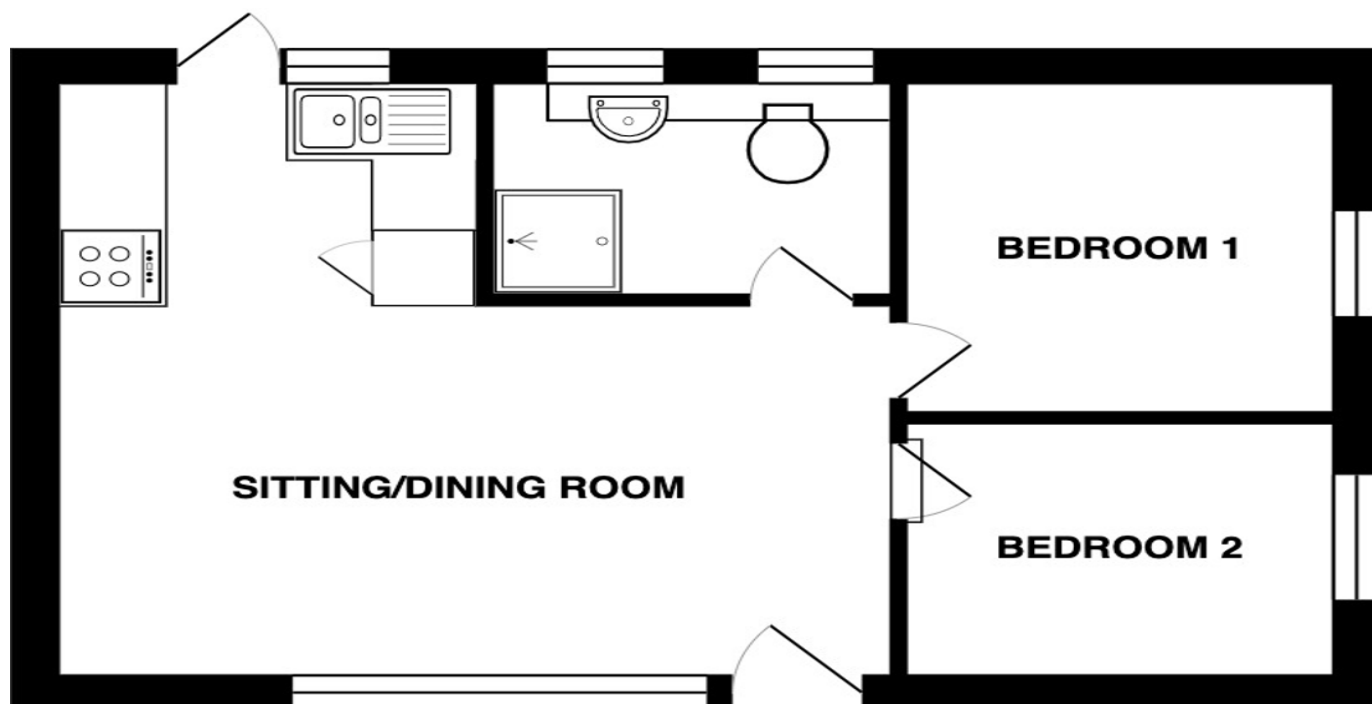
Shower Room

2.31m x 1.68m (7'6" x 5'6")

Beautifully fitted with a contemporary back to wall suite comprising vanity basin with mixer tap, units beneath, low level WC with concealed cistern, large shower cubicle with electric shower over, part tiled walls, wall mounted electric heated towel rail, extractor fan and two rear aspect UPVC double glazed windows with obscured glass and blinds.

Outside

The property is accessed via a shingle driveway and includes a parking space adjacent to the electric vehicle charger at the front of the property. To the rear, is a decked seating area, enjoying a southerly aspect, which leads on to a well-tended lawn with mature trees. There is an outside tap and use of the garden shed with electric power. Please note, use of gardens parking and shed is included, but these do not form part of the lease. These gardens are maintained by the Holiday Park.



Total Area: 35.3 m² ... 380 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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