



Kingsteignton

- Virtual Tour/Online Viewings Available
- Well-Presented Park Home
- 1 Double Bedroom
- Lounge/Diner
- Fitted Kitchen & Shower Room
- Single Garage
- Low Maintenance Gardens
- Over 50s

Guide Price:
£119,950
Park Home
EPC RATING: Exempt

8 Shadynook Park, Crossley Moor Road, Kingsteignton, TQ12 3LG

A smart modern detached double park home situated in a predominantly level position within highly-regarded Kingsteignton. The property has a lovely easy to maintain garden mainly laid to gravel and paving with some colourful planting providing a contrast. Within the garden is a useful storage shed and there is also a garage at the rear providing parking.

Shadynook Park is convenient for a timetabled bus route to Newton Abbot town centre whilst Kingsteignton offers plenty of amenities including several pubs/restaurants, a café, shops and many clubs and societies. The site is for over 50s and provides detached, single-storey living with low maintenance a bonus.

Accommodation: Stepping inside, the original layout provides 2 bedrooms but since then our vendors have made alterations to provide a large principal bedroom. This could be reversed to provide 2 bedrooms if desired. Running the full width of the property is a lovely double-aspect lounge/diner with door to the garden. A good-sized kitchen/breakfast room has plenty of cabinets and worksurfaces with a rear porch opening to the garden off. Completing the picture is a shower room with basin and WC having been updated with a white modern suite.

Gardens: Easy to maintain gardens, mainly gravelled and paved with ease of maintenance in mind. Storage/potting shed.

Parking: Garage with up and over door.

Agents Notes:

Council Tax: Currently Band A

Tenure: Park Home

Mains water. Mains drainage. Mains electricity. Bottled LPG gas.

Site Fee: Currently £196.68 pcm (Jan 2024).

Review Period: Annually in January.

Age Restriction: Over 50s

Pets: 1 cat only.

Floor Plans - For Illustrative Purposes Only



Directions

From Newton Abbot take the B3195 to Kingsteignton. At the fountain roundabout take the second exit (turn right) into Fore Street. Turn left by The Bell Inn into Crossley Moor Road. Continue along Crossley Moor Road and continue past the left hand turn for Clifford Street. Take the next left into Shadynook Park.

Energy Performance Certificate

EPC Exempt

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.