



## Wear Farm, Bishopsteignton

2x  1x 

ENERGY  
RATING  
N/R

- Virtual Tour Available
- Exceptional Park Home
- 2 Bedrooms
- Superb Estuary Views

- Beautifully Presented
- Neatly-Tended Gardens
- Allocated Parking Space
- Sought-After Site

**Guide Price:**  
**£235,000**  
PARK HOME



# 25 Orchard View, Wear Farm, Newton Road, Bishopsteignton, TQ14 9PU

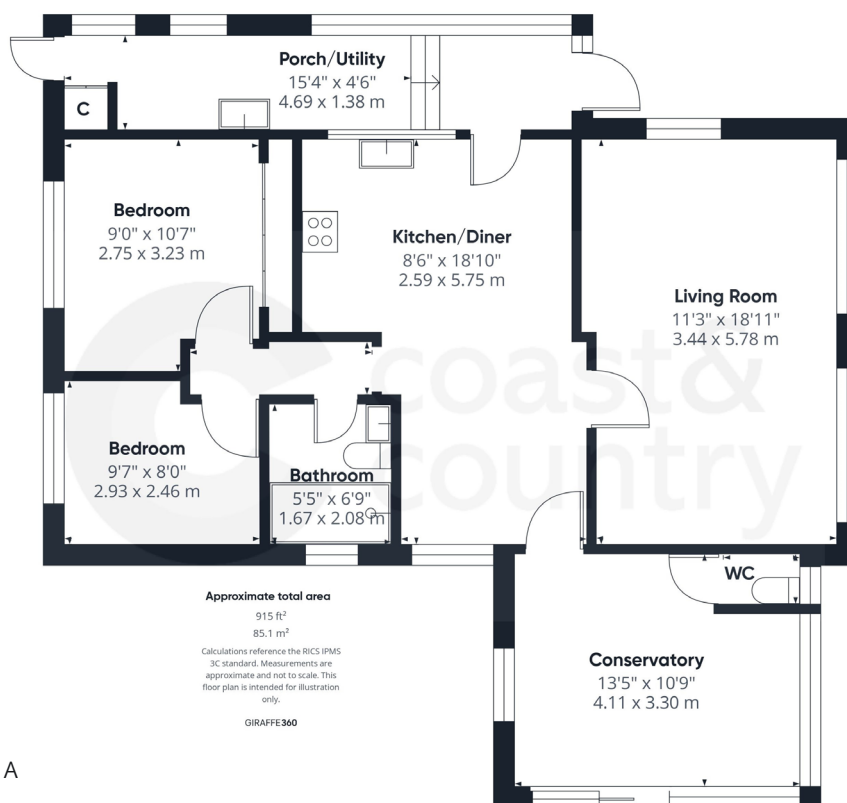
With outstanding river and countryside views and set within a quiet park home site in Bishopsteignton, this extended detached park home is sure to be a popular choice for somebody looking to enjoy a peaceful setting and park home-style living at an affordable price. The home is set on its own plot surrounded by a pleasant garden which has a mixture of lawn, patios and well stocked flower/shrub beds. Internally it offers spacious and well-maintained accommodation including a dual aspect lounge with stunning views, modern fitted kitchen/dining room, conservatory, two bedrooms, shower room and a cloakroom/WC. The property has LPG gas fired central heating and uPVC double glazing. Internal viewings come highly recommended to appreciate the position, accommodation and superb views on offer.

**Accommodation:** The entrance door with side panel leads to an entrance porch/utility with windows to side, range of wall and base units with rolled edge work surface, tiled splashback, inset single drainer sink unit, spaces for washing machine and tumble dryer, storage cupboard, wall mounted gas boiler, door to rear and further part glazed door to the kitchen/dining room. The kitchen is extensively fitted with a modern range of shaker-style wall and base units with rolled edge work surfaces and tiled splashback, inset single drainer sink unit, space for appliances, breakfast bar, tiled flooring and the dining area has a window overlooking the rear garden and tiled flooring, part glazed door to the lounge which is a bright and airy dual aspect room with window to side and two windows to front enjoying 180° views of the River Teign from Shaldon all the way up towards Newton Abbot and the surrounding countryside beyond, wall mounted electric fire. The conservatory is uPVC double glazed with windows to either side and rear enjoying the superb River and countryside views and sliding patio doors to garden. There is also a cloakroom/WC with low-level WC incorporating wash basin and window. The inner hallway has access to loft and bedroom one has a window to rear, built-in wardrobes and dressing table. Bedroom two has a window to rear and the shower room has a walk-in shower cubicle, low-level WC and wash basin in vanity unit and window.

**Outside:** Outside to the front there are steps and path leading to the front door. The gardens are to three sides with a paved seating area enjoying the panoramic river and countryside views, lawned area, well stocked flower and shrub borders, further covered patio with seating area and outside store. To the rear is a raised border with a selection of flower, shrubs and fruit trees and backs onto a field. To the other side is an area with artificial grass, greenhouse, timber shed and pond.

**Parking:** Allocated parking space approximately 50 yards from the property.

**Directions:** From the Penn Inn roundabout at Newton Abbot take the A380 Exeter bound. Take the first exit (Kingsteignton) and at the roundabout take the third exit A381 Teignmouth / Bishopsteignton. Follow the road for approximately 3/4 mile and Wear Farm can be found on the right hand side.



## Agents Notes:

Council Tax: Currently Band A

Tenure: Park Home

Mains water. Mains drainage. Mains electricity. LPG gas central heating.

Service Charge: Currently £174.75 pcm to include water and drainage.

Review Period: Annually 1st Jan

Age Restriction: Over 18s

Pets: At the discretion of the site owner.

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.