



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£200,000 LEASEHOLD

DEVON OAKS PARK, BEDFORD BRIDGE, YELVERTON



PROPERTY DETAILS

Devon Oaks Park is a secure Residential site located near Horrabridge, with river views, well maintained communal areas and large gardens bordering woodlands. This 3 bedroomed park home is well-equipped, energy efficient and low maintenance, with fully fitted kitchen appliances, 2 modern bathrooms and generous storage. A prestigious and welcoming retirement community, in an area of outstanding natural beauty, Devon Oaks offers a peaceful, safe and luxurious lifestyle. In a quiet riverside setting on the edge of Dartmoor, the beautifully landscaped park offers all day-to-day amenities and is regularly served by buses on the Tavistock-Plymouth route.

COUNCIL TAX BAND – A

UPVC double glazed door to;

ENTRANCE HALL

Large built-in storage cupboard, 2 panelled radiators, access to loft space, doors lead from the entrance hall providing access to all rooms.

DINING ROOM

10'2 x 10'1 (3.10m x 3.08m)

Panelled radiator, UPVC double glazed sliding patio doors to front elevation, archway to kitchen and further archway to;

LIVING ROOM

20'8 x 10'9 (6.31m x 3.28m)

A bright and sunny dual aspect room with 3 UPVC double glazed bow windows to front and side elevation, 3 radiators, fireplace with inset living flame electric fire, corner shelved units.

KITCHEN

10'7 x 9'7 x (3.23m x 2.92m)

Well fitted with a range of modern white shaker style base and eye level units, Quartz grey worktops, tiled surrounds, inset one and a half bowl, single drainer sink unit with mixer tap, space for range oven with extractor canopy over, integrated dishwasher, integrated fridge freezer, wood effect flooring, ceiling spotlights, UPVC double glazed bow window to front elevation. Archway to;

UTILITY ROOM

7'2 x 5' (2.18m x 1.54m)

Plumbing and space for a washing machine, space for a tumble dryer, part tiled walls, radiator, large built-in storage cupboard housing wall mounted gas boiler providing hot water and central heating, wood effect flooring, opaque UPVC double glazed door to rear elevation, further return door to entrance hall.

BEDROOM ONE

10'8 x 9'10 (3.26m x 3.01m)

Extensive range of fitted bedroom furniture incorporating 2 double and 1 single wardrobes, bedside cabinets with storage cupboards over, dressing table with window seat, panelled radiator, UPVC double glazed bow window to front elevation.

BEDROOM TWO

9'11 x 9'5 x (3.04m x 2.89m)

Extensive range of fitted bedroom furniture incorporating triple wardrobe unit, bedside cabinets with overhead storage, fitted dressing table, panelled radiator, UPVC double glazed bow window to rear elevation.

BEDROOM THREE

8'2 x 8'1 (2.51m x 2.48m)

Panelled radiator, range of fitted bedroom furniture incorporating 1 double and 1 single wardrobe, bed recess with headboard and storage cupboard over, UPVC double glazed window to front elevation.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment and glazed shower screen, pedestal basin, low level WC, fully tiled walls, ceiling spotlights, extractor fan, radiator, towel rail, opaque UPVC double glazed window to rear elevation.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment and glazed shower screen, low level WC, vanity wash hand basin, fully tiled walls, radiator, towel rail, ceiling spotlights, opaque UPVC double glazed window to rear elevation.

OUTSIDE

To the front of the property is a tarmac single car hardstand, with cast iron gates providing access to a side garden. The side garden is enclosed and gravelled. A pathway running along the side of the property giving access to a useful storage shed and continuing along the rear of the property to a further enclosed gravelled area with raised flowerbeds. A gateway leading onto woodland. To the front of the property is a raised patio, being paved and enclosed. The communal areas in the park are well maintained and boasts large gardens bordered by woodland.

SERVICES

Mains electricity, water and drainage are connected. Bottled gas.

WARRANTIES

The property is offered with the benefit of a 10-year Goldshield structural warranty, 40-year Metrotile roof warranty and 10-year warranty on all windows and doors.

TENURE

The homes at Devon Oaks are held on 11-month leisure licences for 35 years. Ground rent, pitch fee and park maintenance charges total £360.00 per month (incl water).

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

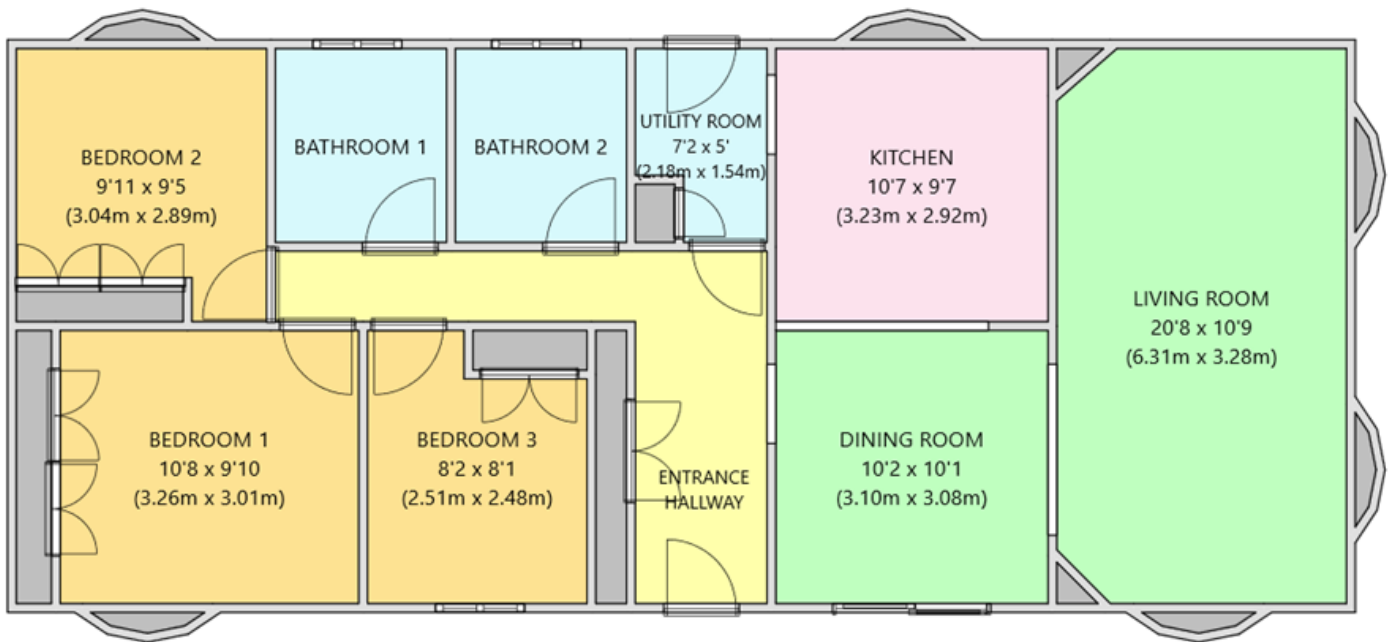
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Follow us on Instagram & Facebook - swiftstateagents

