

£75,000

FOR SALE



## 2 Bedroom Park Home - Churchstow

- ❖ 2 bedroom park home
- ❖ Beautifully presented
- ❖ Low Maintenance
- ❖ Enclosed Garden
- ❖ Private Parking
- ❖ Close to Kingsbridge
- ❖ Over 50s only
- ❖ Open Plan Living Space



### 4 Crossways, Churchstow



#### Property Summary:

Charming and easy-to-maintain detached two-bedroom home located in a tranquil area on the outskirts of Kingsbridge. This well-presented property features an open-plan living area with a fitted kitchen, a shower room, a garden, and parking.

#### About the Area:

Crossways is situated between the village of Churchstow and the market town of Kingsbridge. Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. Churchstow has a lovely church, pub and village shop and a wonderful community.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

## The Property:

4 Crossways is a very well presented two bedroom park home, set in a quiet residential area on the outskirts of Kingsbridge. The property benefits from a double bedroom, shower room, study, and an open plan living area with fitted kitchen. With off-road parking for one vehicle and a wraparound garden, the property comprises:

A glazed UPVC door you leads into the hallway which has a built-in storage cupboard and access to all of the rooms. The bedroom is a double bedroom with built in wardrobe and window to the rear elevation. There is access to the Jack and Jill shower room which is fitted with a white suite comprising walk-in shower cubicle, low-level WC, and hand wash basin. There is also a further small bedroom currently used as a study which also has a built-in wardrobe.

The open plan living space is bright and cosy with the living room being dual aspect with privacy film to the windows. The kitchen is fitted with a range of wall and floor mounted units with workspace above and inset sink and drainer, and a breakfast bar. Integrated appliances include gas hob with extractor over and electric oven. There is space for a fridge freezer, and plumbing space for a washing machine. The gas boiler is located in one of the cupboards.

## Outside:

The property has a wraparound garden with shingle areas and paving with sections of garden laid to grass. There is ample place for seating and two outside storage units. There is an off-road parking space to the front of the property, with further visitors parking available.

The property benefits from gas central heating and UPVC double glazing throughout, and would make the ideal home for somebody who is looking for a more manageable space on a relatively level enclosure within a welcoming community.

Built in 2007 with one owner from new, the property has had new windows fitted in 2015 and a new boiler fitted in 2018, and the repainted externally in 2022.

## Further Information & Services:

- Available to over 55's only as part of the Site rules.
- Property can only be a main residence and cannot be sublet.
- No dogs unless pre-arranged
- Septic tanks when emptied the bill will be divided between each park home owner.
- Ground rent/pitch fee is £120 pcm.
- Additional fee which are paid direct to the site owner cover water, sewerage, electric and calor gas.
- **Council Tax:** Band A
- **Construction:** Typical park home, ie wooden frame with plywood covered in paint/render finish
- **Broadband:** ADSL and Ultrafast up to 220 Mbps available locally (Ofcom)
- **Mobile Coverage:** A choice of providers locally. (Ofcom )

