



Connells

Rydon Park Rydon Lane
Exeter

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Exeter EX2 7HW



Property Description

A 2 bedroom park home in RYDON PARK, it is in need of some updating and modernisation. Outside there are wrap around gardens with clothes drying area and residents parking. The home is also offered with NO CHAIN. The accommodation comprises:- Entrance hallway, lounge/kitchen/diner, 2 bedrooms and bathroom/WC.



Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hall

Double glazed obscured door to side, store cupboard, wall mounted radiator.

Kitchen/ Living Room

22' 1" max exc bay x 11' 7" (6.73m max exc bay x 3.53m)

Double glazed front aspect bay window, three double glazed side aspect windows, double glazed obscured door to side, two wall mounted radiators, wall and base units, work surfaces, stainless steel sink unit, electric oven, gas hob with extractor over, plumbing for washing machine, boiler, tiled wall.

Bedroom 1

9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed side aspect window, built-in wardrobe with cupboards above, wall mounted radiator.

Bedroom 2

7' 3" x 7' 3" to front of wardrobe (2.21m x 2.21m to front of wardrobe)

Double glazed side aspect window, built-in wardrobe with cupboards above, vanity unit and drawers, wall mounted radiator.

Bathroom

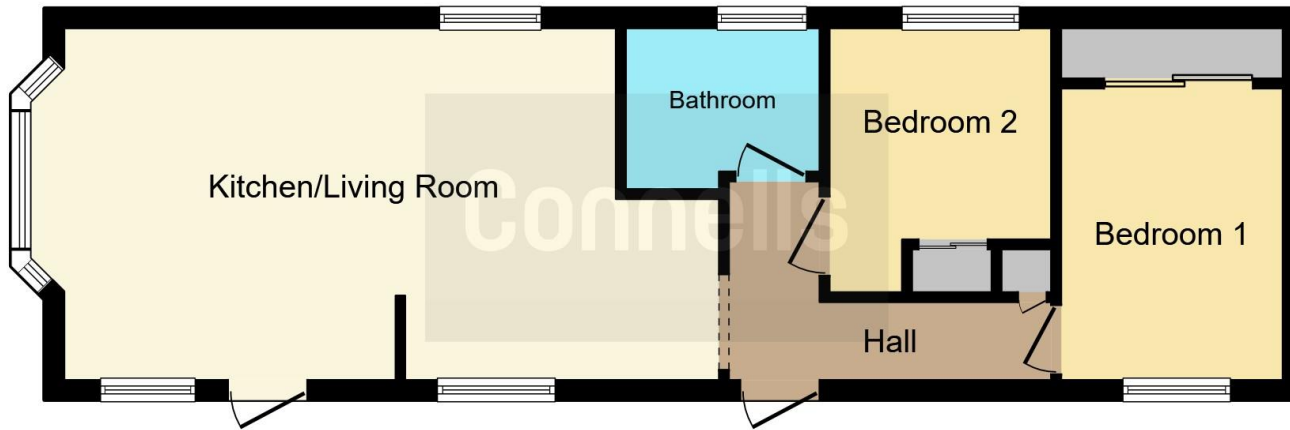
Double glazed obscured side aspect window, bath, low level toilet, wash hand basin, tiling, wall mounted radiator.

Front & Wrap Round Garden

Greenhouse, gravelled area, patio to side and rear, washing line, area of lawn, outside tap.

Council Tax Band: A





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt

view this property online connells.co.uk/Property/EXR315355

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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