



Connells

Montgomery Road
Ringswell Park Exeter

Montgomery Road Ringswell Park Exeter EX2 5QF



Property Description

An immaculate 2 bedroom park home Ringwell Park, Exeter for over 50's. The home has a good sized living room, modern fitted kitchen and shower room and 2 bedrooms. The property comes fully double glazed and has gas heating throughout. There is parking at the front and a rear low maintenance garden space. The location is great for access to the supermarkets, shops and access to the M5. The accommodation comprises:- Entrance porch, entrance hallway, lounge, kitchen/breakfast room, 2 bedrooms and shower room/WC.



Entrance Porch

Double glazed door to front, double glazed side aspect windows.

Entrance Hall

Double glazed door to side, storage cupboard, wall mounted radiator.

Living Room

10' 7" x 12' 1" (3.23m x 3.68m)

Double glazed patio doors to side, two wall mounted radiators.

Kitchen/ Diner

13' 6" x 7' 1" (4.11m x 2.16m)

Double glazed side aspect window, wall and base units, work surfaces, built-in fridge freezer, electric oven, gas hob with extractor over, washing machine, stainless steel sink unit, cupboard housing boiler, pantry cupboard with shelving.

Bedroom 1

8' 3" x 10' 7" (2.51m x 3.23m)

Double glazed rear aspect window, built-in wardrobes with cupboards above, bedside tables, wall mounted radiator.

Bedroom 2

8' 3" x 6' 1" (2.51m x 1.85m)

Double glazed side aspect window, built-in wardrobe and bedside table, wall mounted radiator.

Shower Room

Double glazed obscured side aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Outside

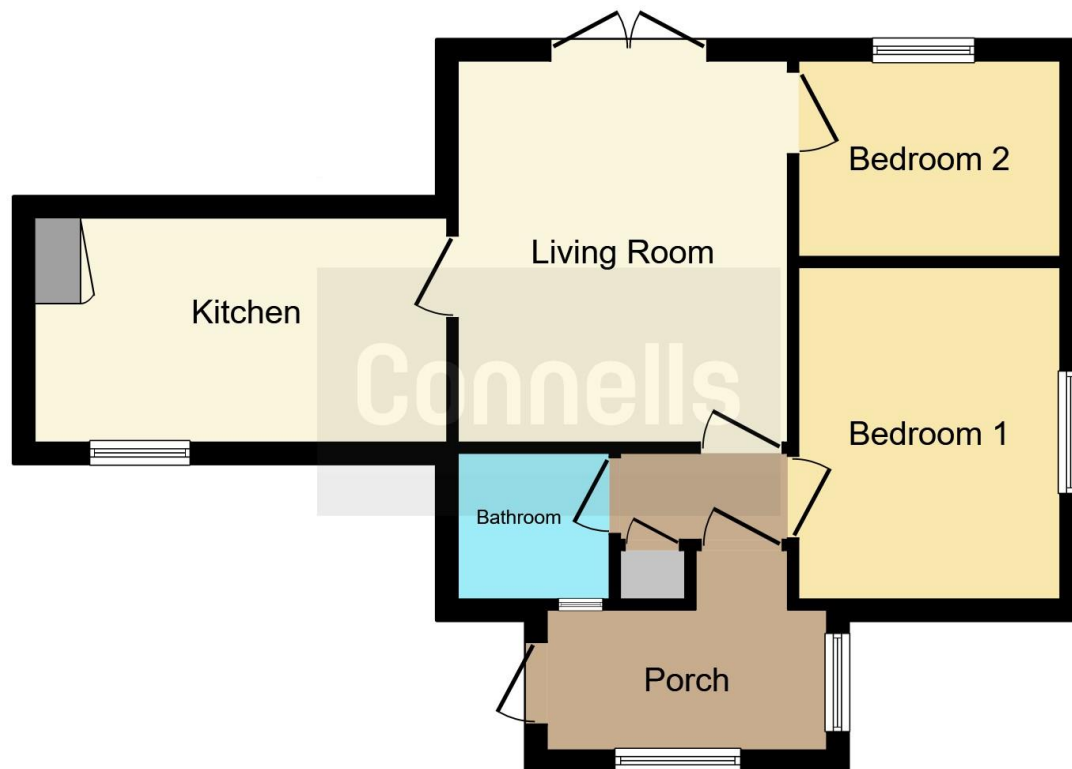
Gravelled area, hard standing to front.

Agents Note

Pitch Fees are currently £181 per month.

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/EXR316261

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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