



Connells

Drake Avenue
Ringswell Park Exeter

Drake Avenue Ringswell Park Exeter EX2 5QQ



Property Description

A 1 bedroom PARK HOME located on Ringswell Park, this is a credit to the current seller as it is immaculate and has been updated and modernised throughout. The garden has patio area for easy maintenance and also the home has driveway parking for 1 vehicle. The location is great as easy access to the M5 & A38 also close to supermarkets, shops at Heavitree, amenities and transport links. The accommodation comprises:- Entrance hallway, kitchen, lounge, bedroom, study and bathroom/WC.



Entrance Hall

Double glazed obscured door to side, wall mounted radiator.

Living Room

9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed front aspect bay window, double glazed side aspect window, fireplace with electric fire, double glazed door to side.

Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window on both sides, wall and base units, work surfaces, sink unit, plumbing for washing machine, space for fridge freezer, electric oven, electric hob.

Bedroom 1

9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed rear aspect window, wall mounted radiator.

Study

6' 5" x 4' 7" (1.96m x 1.40m)

Double glazed side aspect window, storage cupboard.

Bathroom

Double glazed obscured window, bath with mains shower over, low level toilet, wash hand basin, tiling, wall mounted radiator.

Outside

Parking space. Patio gardens with drying area, outside tap and storage shed.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

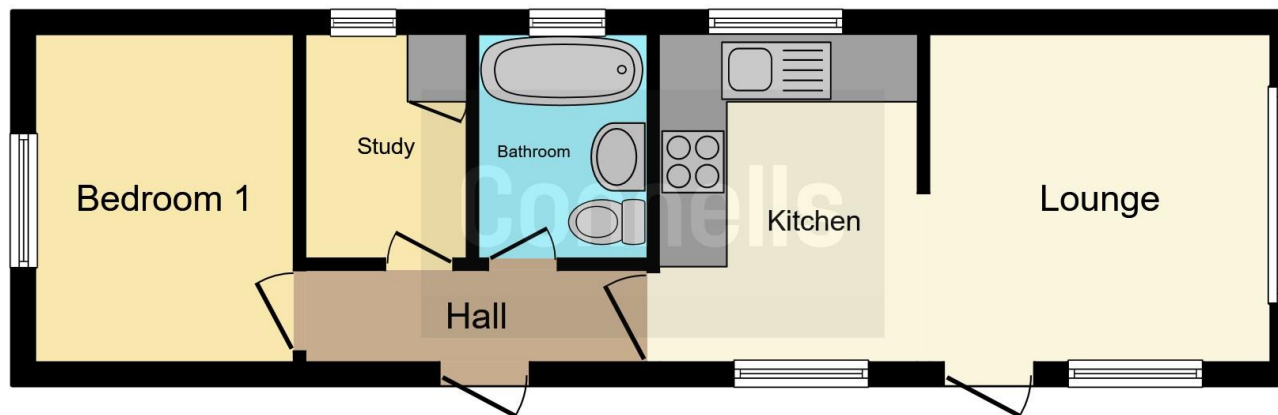
Pitch Fees currently £143.27 per calendar month.

Heating is provided by LPG.









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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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR316739

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.



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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