



**Connells**

Alexander Walk  
Ringswell Park Exeter



## Property Description

*A charming 2-bedroom park home in Ringswell Park, priced at £130,000, offers a fantastic opportunity for modernisation, perfect for creating your dream space. The spacious open-plan living and dining room is filled with natural light, providing a great area for relaxation and entertaining. With two well-proportioned bedrooms and convenient parking, this property is sold with no onward chain, ensuring a smooth purchase process. Don't miss out on this blank canvas waiting for your personal touch-contact us today to arrange a viewing!*



## Agents Notes

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.

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.

## Entrance Porch

## Living Room

Double glazed rear and side aspect window, electric fire, wall mounted radiator.

## Dining Room

Double glazed side aspect window, wall mounted radiator.

## Kitchen

Double glazed front aspect window, wall and base units, work surfaces, plumbing for washing machine, two cupboards, boiler, wall mounted radiator.

## Bedroom 1

Double glazed rear and side aspect window, two built-in wardrobes.

## Bedroom 2

Double glazed front aspect window, built-in wardrobe.

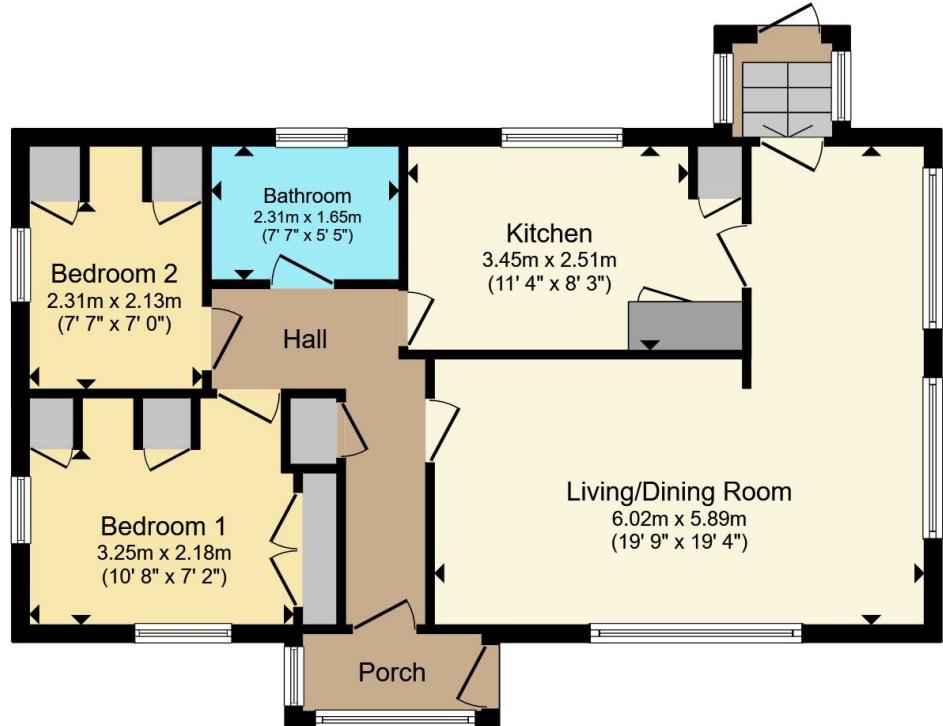
## Shower Room

Double glazed obscured front aspect window, electric shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

## Outside

Patio, oil tank, parking for one car.





Total floor area 68.7 m<sup>2</sup> (739 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells



To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating:  
Exempt

Council Tax  
Band: A

**view this property online [connells.co.uk/Property/EXR317232](http://connells.co.uk/Property/EXR317232)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR317232 - 0005