



Connells

Lemonford Caravan Park
Bickington Newton Abbot



Property Description

The home is currently in the process of being furnished

BRAND NEW Park Home situated on the sought after Lemonford Caravan Park Site.

This is a stunning example of what the site has to offer. The home offers an Open Plan Kitchen/Living Area, Double Bedroom with Ensuite, Twin Bedroom and Bathroom.

Whether you're looking for a home away from home or part time residence, this property is a fantastic opportunity for both.

Entrance Hallway

Steps leading up to the Entrance and into the main Hallway.

Kitchen / Living Area

13' 7" max x 17' 1" max (4.14m max x 5.21m max)

Open Plan Kitchen/Living Area, ample double glazed window to let in all the natural light, wall and base units, one bowl stainless steel sink/drainer, gas hob with extractor over, oven, integrated fridge/freezer, integrated microwave, integrated washing machine.

Living area comprises feature fireplace with electric fire, wall mounted radiator and French doors leading to the veranda.

Bedroom One

8' 9" max x 9' 7" max (2.67m max x 2.92m max)

Double glazed window, double bed, storage cupboard, above bed storage, wall mounted radiator and door to ensuite.

Ensuite

Obscure double glazed window, shower cubicle, wash hand basin and a wall mounted heated towel rail.

Bedroom Two

9' 2" max x 7' 7" max (2.79m max x 2.31m max)

Double glazed window, twin beds, storage and a wall mounted radiator.

Bathroom

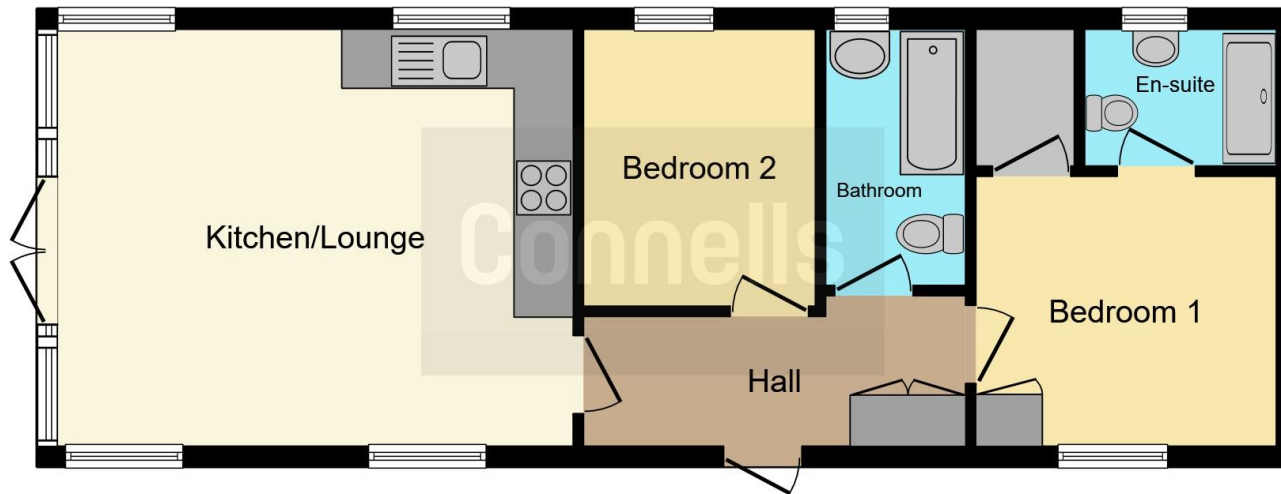
Obscure double glazed window, bath with shower over, mixer taps, vanity wash hand basin with mirror cabinet above, part tiled and a wall mounted heated towel rail.

Agent Notes

£3500 per annum (+ VAT) site fees including water. *Subject to change in yearly review*







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: Exempt

view this property online [connells.co.uk/Property/NAB311659](https://www.connells.co.uk/Property/NAB311659)

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: Leasehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB311659 - 0005