



**Connells**

Buckingham Orchard  
Chudleigh Newton Abbot



## Property Description

Situated on Buckingham Orchard is this stunning and recently renovated two bedroom Park Home. Featuring modern interior throughout, two bedrooms with a master ensuite, bathroom, living/dining room and an industrial style kitchen with a breakfast bar.

The park home is easily accessible to the regions capital as well as neighbouring towns and villages. It is also a stones throw away from Dartmoor National Park. The park home itself is presented to a very high standard throughout and has been fully renovated by the current owner.

One of the additional added benefits that this property provides is its beautiful garden which sits to the rear, including a pond with covered seating area surrounding, this can be accessed either via the off street parking facilities or through the patio door which sits to the rear of the park home just off of the lounge.

## Front Of The Property

Gravelled parking area for up to four cars. Steps leading up to the main entrance. Entrance hallway proved a space for coats and shoes with a further glazed door leading into the kitchen.

## Kitchen

11' 8" max x 9' 8" max ( 3.56m max x 2.95m max )

Double glazed window to the side of the property, industrial style wall and base units with a breakfast bar, electric hob with extractor over, oven, integrated washing machine, space for upright fridge freezer, wine cooler.

## Lounge

10' 2" max x 12' 11" max ( 3.10m max x 3.94m max )

Obscure double glazed window to the front of the property, double glazed patio doors to the outside space, TV point and an upright wall mounted radiator.

## Dining Room

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

Obscure double glazed window to the front of the property and a wall mounted radiator.

## Bedroom One

9' 8" max x 10' 3" max ( 2.95m max x 3.12m max )

Double glazed window to the side of the property, wall mounted radiator, TV point and sliding door with step up to the ensuite bathroom.

## Ensuite

Obscure double glazed window, freestanding roll top bath with mixer taps and shower attachment, WC, wash hand basin and a wall mounted radiator. Storage cupboard houses the boiler.

## Bedroom Two

10' 11" max x 9' 9" max ( 3.33m max x 2.97m max )

Double glazed window to the side of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the side of the property, large walk in shower, WC, vanity unit with twin sinks and drawers below, large mirror above offering warm and cool lights, aqua boards surrounding and a wall mounted radiator.

## Outside

Leading out from the lounge, there is an area with artificial grass and a gravel area further surrounds the home. A covered pond with seating offers a peaceful and tranquil area to relax after a busy day. LPG gas storage and a shed.

## Agent Notes

Ground Rent: £168.90 pcm

Buildings Insurance Premium: £500 pa

Pets: One Cat or One Dog

Site Rules can be found here:  
<https://www.teignbridge.gov.uk/media/2408/buckingam-orchard.pdf>

Agents Note; 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

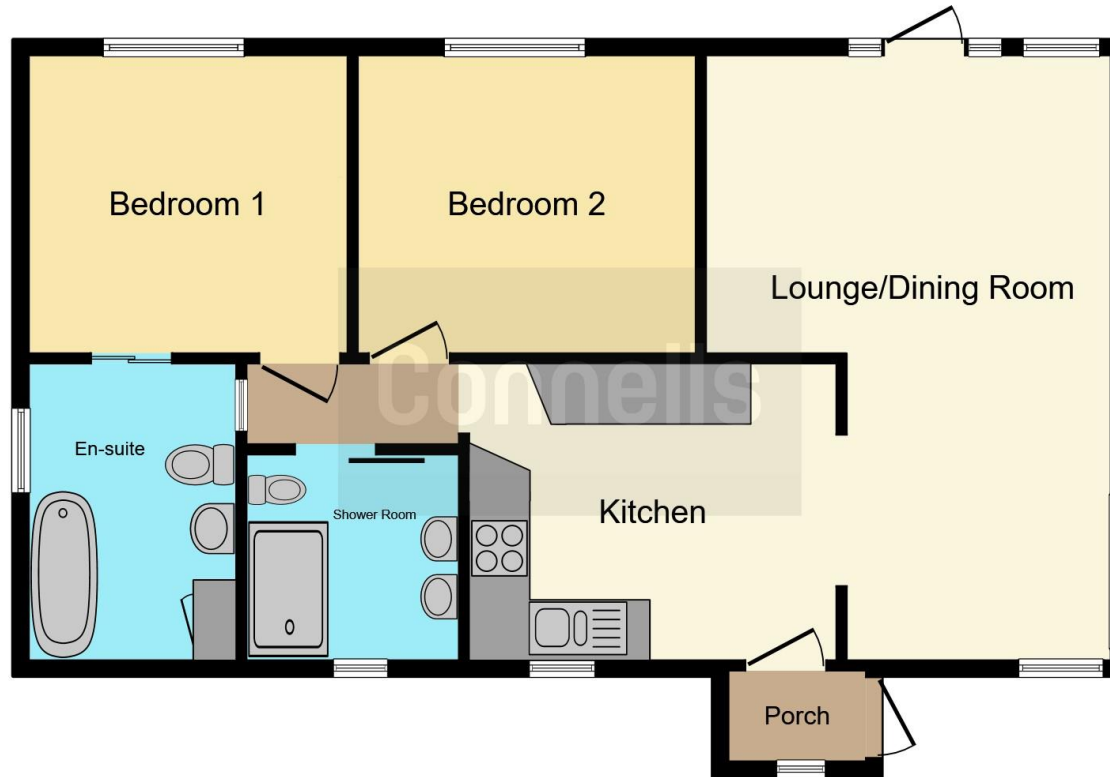
on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
NEWTON ABBOT TQ12 2JW

**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/NAB312106](http://connells.co.uk/Property/NAB312106)**

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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