



Connells

Lemonford Caravan Park
Bickington Newton Abbot

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Bickington Newton Abbot TQ12 6JR

for sale guide price
£30,000



Property Description

Nestled in the picturesque village of Bickington, this charming park is a stones throw away from adventure and relaxation offering many activities from walking and exploring the wild and historic landscape of Dartmoor, or possibly something more active, like the local watersports, or maybe exploring the nearby villages and towns, with only 5 miles from Newton Abbot and good transport links to London.

The park home briefly comprises of a fitted kitchen, living/dining area, two bedrooms and a shower room.

There are fantastic travel links to Exeter and Plymouth with local amenities within close proximity.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property

Gate leading to the entrance of the property with steps up to the main entrance.

Lounge/Diner

11' 10" max x 9' 11" max (3.61m max x 3.02m max)

Double glazed window to the front and two window to the side, fitted sofa with storage beneath and pull out double bed, a further fitted dining area with storage beneath, electric fire and a wall mounted radiator.

Kitchen

11' 9" max x 6' 9" max (3.58m max x 2.06m max)

Double glazed window to the side, wall and base units, stainless steel sink/drain, gas hob and oven with extractor over, built-in fridge freezer and combi-boiler.

Bedroom One

11' 9" max x 8' 9" max (3.58m max x 2.67m max)

Double glazed window to the side of the property, built-in storage, double bed and a wall mounted radiator.

Bedroom Two

7' 11" max x 5' 9" max (2.41m max x 1.75m max)

Double glazed window to the rear of the property, built-in storage, twin beds and a wall mounted radiator.

Bathroom

Obscure double glazed window, shower cubicle, WC, wash hand basin and a wall mounted radiator.

Outside

Pleasant enclosed outside space with lawn with an area of gravel which provide ample space for garden furniture.

Agent Notes

23.5 year lease (25 years from September 2023)

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

Pets welcome

LPG Gas

Subletting with permission from site owner

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)









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

Tenure:

view this property online connells.co.uk/Property/NAB312827

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.

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.

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