



Connells

Forest Road
Stover Newton Abbot

Forest Road Stover Newton Abbot TQ12 6BW

for sale guide price
£180,000



Property Description

Welcome to this exceptional detached park home, situated in a desirable residential setting and offering turnkey living with tasteful, high-quality interiors throughout.

On entry, you're greeted by a warm and inviting lounge/diner adorned with elegant décor, a feature fireplace, and dual aspect windows flooding the space with natural light. The stylish, neutral tones continue into the dedicated dining area, perfectly placed for hosting family and guests.

The modern fitted kitchen is a standout feature, equipped with sleek cabinetry, integrated oven, gas hob, and ample workspace. The adjoining utility room offers additional convenience and storage.

The home offers two well-proportioned bedrooms, both with built-in wardrobes and charming decorative finishes. The master bedroom benefits from a private en-suite shower room, while the main bathroom includes a stunning freestanding roll-top bath - ideal for relaxing in comfort.

Externally, this home excels with a landscaped wraparound garden featuring a beautiful patio area enclosed by contemporary glass balustrades, ideal for enjoying sunny afternoons. A large driveway provides ample parking and there's even a garden shed for storage.

About The Site

This is a sought after 12 month, 365 day licensed park for the over 45's which is very conveniently located close to the Devon coastline near Newton Abbott. Park Bungalow owners are able to unwind at the welcoming coffee lounge for convivial coffee gatherings, occasional bingo sessions, and socialising and they partake in line-dancing, stretching sessions, and other activities, all led by fellow owners, fostering a strong sense of community.

Convenience is paramount, with essential services in close proximity. Owners benefit from nearby post offices, supermarkets, pharmacies, doctors' surgeries, dentists and hospitals, ensuring accessibility to necessary amenities and services. Adjacent to Regency Court lies the Stover Golf Club and Stover Country Park, offering scenic walks, golfing opportunities, and leisurely pursuits. Dartmoor National Park and picturesque beaches located in Paignton, Torquay, Teignmouth and Dawlish are easily accessible, providing ample opportunities for outdoor recreation.

Transportation options are abundant, with a bus stop conveniently located outside the entrance and the Newton Abbot train station nearby, facilitating seamless travel for owners both locally and further afield.

Tailored to those aged 45 and above, the community welcomes couples, singles, and pet owners alike. Embark on a journey to a peaceful lifestyle in the midst of the Devon countryside at Regency Court, where serenity awaits.

Front Of The Property

Driveway parking for two vehicles with a paved pathway leading to the front and main entrance into the property. Rear access is also accessible from here.

Entrance Hallway

Two storage cupboards, loft hatch and a wall mounted radiator.

Lounge

17' 2" x 10' 9" (5.23m x 3.28m)

Double glazed window to the front and side of the property, feature fireplace and a wall mounted radiator.

Dining Room

8' 2" x 7' 9" (2.49m x 2.36m)

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

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to the rear of the property, wall and base units, one bowl stainless steel sink/drainers, gas hob with extractor over, integrated eye-level oven, integrated fridge/freezer, integrated dishwasher, part tiled and an opening to the utility room.

Utility Room

9' 1" x 5' 1" (2.77m x 1.55m)

Wall and base units, one bowl stainless steel sink/drainers, plumbing for washing machine and a wall mounted radiator and door to the rear.

Bedroom One

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window to the rear of the property, built in storage/walk-in wardrobe, door to the ensuite and a wall mounted radiator.

Ensuite

Obscure double glazed window, corner shower cubicle, vanity wash hand basin with storage below, WC.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to the front of the property, built-in wardrobe and a wall mounted radiator.

Bathroom

Obscure double glazed window to the front of the property, freestanding roll-top bath with shower attachment, WC, wash basin, part tiled.

Outside

A low maintenance south facing garden which is enclosed with glass screening, area of patio providing ample space for garden furniture and a shed for additional storage.

Agents Note

Ground Rent: £212.00 pcm

Lease Remaining: Over 90 years

Pets: A maximum of 2 dogs or 2 cats are permitted.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.

Purchasers are strongly advised to take advice from a solicitor. 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

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

4 Bank Street
 NEWTON ABBOT TQ12 2JW

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/NAB313016

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB313016 - 0003