



Connells

Lemonford Caravan Park
Bickington Newton Abbot

Lemonford Caravan Park Bickington Newton Abbot TQ12 6JR

for sale offers over
£50,000



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 (one with ensuite) and a shower room. You also have allocated parking space and an outdoor area.

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

Front Of The Property

Decking balcony to the front, with a ramp to the side leading to the main entrance and the wonderful sun deck. Driveway parking for one vehicle and an area of lawn.

Lounge

11' 7" x 10' 8" (3.53m x 3.25m)

Two double glazed windows to the side of the property, double doors opening out onto the decked balcony, feature electric fireplace and a wall mounted radiator.

Kitchen/Diner

11' 7" x 9' 6" (3.53m x 2.90m)

Double glazed windows to the rear and front of the property, wall and base units, one bowl stainless steel sink drainer, gas hob and oven, integrated dishwasher, microwave, washer/dryer and fridge/freezer.

Bedroom One

9' 1" x 10' (2.77m x 3.05m)

Double glazed to the front of the property, fitted wardrobes, built-in storage area and a wall mounted radiator.

Storage Cupboard

Previously an ensuite, the current owner has removed the suite, however the plumbing remains for this to be reinstated.

Bedroom Two

8' 3" x 5' 3" (2.51m x 1.60m)

Double glazed widow to the rear of the property and a wall mounted radiator.

Shower Room

Obscure double glazed window to the front of the property, shower cubicle, wash hand basin, WC, extractor fan, fitted cupboards and a wall mounted radiator.

Outside

Outside, the property comprises a storage

box, area of artificial lawn, and a corner flower bed which is enclosed by a fence. The sun deck to the side of the property provides an additional area to relax. The large garden adjoining the home benefits from being enclosed, making this pet friendly.

Agent Notes

- 23 year lease (25 years from March 2023 - Expiring March 2048)
- £3500 per annum (+ VAT) site fees.
Subject to change in yearly review
- Pets welcome with discretion of the site owner
- 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
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/NAB313071

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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