

for sale

offers over **£80,000**



## Rustywell Park Yeovil BA20 2NA

Connells welcome a 2 bedroom park home ideally situated in Rustywell park. Situated within 1/2 a mile of Yeovil Town Centre and benefiting from parking.

**SOLD WITH NO CHAIN!**

Call today to book your viewing on 01935431129

# Rustywell Park Yeovil BA20 2NA

## Entrance Porch

Double glazed window to the side, double glazed door and a shelf.

## Lounge

10' 9" x 9' 6" (3.28m x 2.90m)

Double glazed windows to the front and side and a radiator.



### **Kitchen**

9' 6" x 7' 11" (2.90m x 2.41m)

Fitted kitchen with a range of wall and base units, 2x double glazed windows to the side, radiator, space for a fridge and washing machine, stainless steel sink/drainage, oven and a hob.

### **Bedroom 1**

7' 11" x 7' 6" (2.41m x 2.29m)

Double glazed window to the side, radiator and fitted wardrobes and drawers.

### **Bedroom 2**

6' 10" x 6' 6" (2.08m x 1.98m)

Double glazed window to the side, radiator and a fitted single wardrobe.

### **Bathroom**

Bath, wc, wash hand basin and a radiator.

### **Outside**

#### **Wrap Around Garden**

Path, gate to the side, low maintenance, pebbled area, patio, brick built shed with electric, light, shelves and a worktop

### **Parking**

Driveway.



### 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 other 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 Owner's 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  
(<https://url.uk.m.mimecastprotect.com/s/60FxCi5YRU2lQ4Aqh9h5Uzl0lT?domain=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 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOV313739 - 0002

Tenure: EPC Rating: Exempt

Council Tax Band: A

**view this property online [connells.co.uk/Property/YOV313739](http://connells.co.uk/Property/YOV313739)**

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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