



Connells

Heath Farm Park
Barford St. Martin Salisbury

Heath Farm Park Barford St. Martin Salisbury SP3 4BH

for sale
£65,000



Property Description

Offering to the market this park home set in the ever popular Heath Farm Park, Barford St. Martin near Salisbury. This park home comprises of a lounge, kitchen, two bedrooms, shower room and study. The front of the property looks out over a communal green and has a private garden to the rear. The current owner has made improvements to the insulation, cladding and windows, and installed a water meter.

Heath farm Park is a residential park with an age restriction of 40 plus. The park is situated on the outskirts of the charming village of Barford St Martin in the highly desirable and sought-after Nadder Valley. Within the surrounding area are Cranborne Chase and West Wiltshire Downs – areas of outstanding natural beauty. The park lies around 7.5 miles west of Salisbury which offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South

Porch

Window side aspect

Hall

Doors to bedroom, shower room, study and kitchen.

Lounge

11' 9" x 9' 9" (3.58m x 2.97m)

Dual aspect to front and side, door to side. Fireplace with gas fire (not tested).

Kitchen

7' 10" x 9' 8" (2.39m x 2.95m)

Wall and base units with work surfaces above, stainless steel sink drainer, space for cooker and fridge freezer. Cupboard containing boiler. Dual aspect both sides.

Bedroom

9' 8" x 7' 4" (2.95m x 2.24m)

Window rear aspect.

Bedroom/Study

7' 2" x 4' 2" (2.18m x 1.27m)

Side aspect

Shower Room

Comprising of shower cubicle, wash hand basin & WC. Window side aspect.

Outside

Front Garden

Patio with decorative stones to both sides. Mature shrubs.

Rear Garden

Patio and large metal storage shed, fence to rear aspect looking out over communal field.

Side Garden

Shingle path.

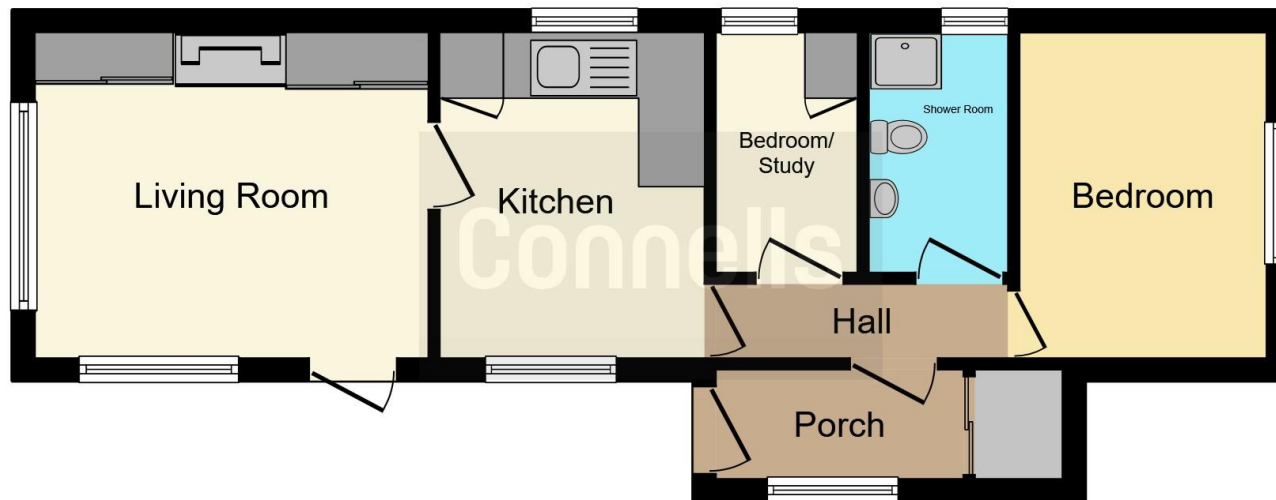
Agents Note

The park has an age restriction of age 40 and over. Pitch fees are £146.47 per calendar month. Pets - one dog and one cat allowed per park home.









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/SAL307734

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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