



**Connells**

Avon Park  
Netheravon Salisbury



# Avon Park Netheravon Salisbury SP4 9RA

for sale  
**£145,000**



## Property Description

This luxury two bedroom park home features vaulted ceilings and a stylish fitted kitchen with built in appliances, including an oven, fridge, freezer, washing machine and dishwasher. The home also comes with furniture. There is gas radiator heating and pets are allowed. The village offers a shop, post office and pub restaurant and there are lovely walks close by..

### Lounge

14' 5" x 10' 7" ( 4.39m x 3.23m )

Vaulted ceiling, feature fireplace, dual aspect, open through to..

### Kitchen

11' x 8' 6" ( 3.35m x 2.59m )

Comprising a single drainer double bowl sink unit with mixer taps, range of stylish wall and base units with work surfaces over, built in oven, inset hob unit with concealed hood over, built in and concealed dishwasher, washing machine, fridge and freezer, double aspect with patio doors.

### Inner Hall

### Bedroom One

9' 5" x 8' 6" ( 2.87m x 2.59m )

Size incorporates a built in double wardrobe.

### Bedroom Two

9' 5" x 6' 6" ( 2.87m x 1.98m )

Size incorporates a built in double wardrobe.

### Bathroom

Comprising a panel enclosed bath with built in shower and glass screen, pedestal wash hand, WC,

### Outside

### Garden

With shingle to side and patio to rear.

### Parking

Directly opposite and allocated.

### 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://www.gov.uk/government/collections/pa>

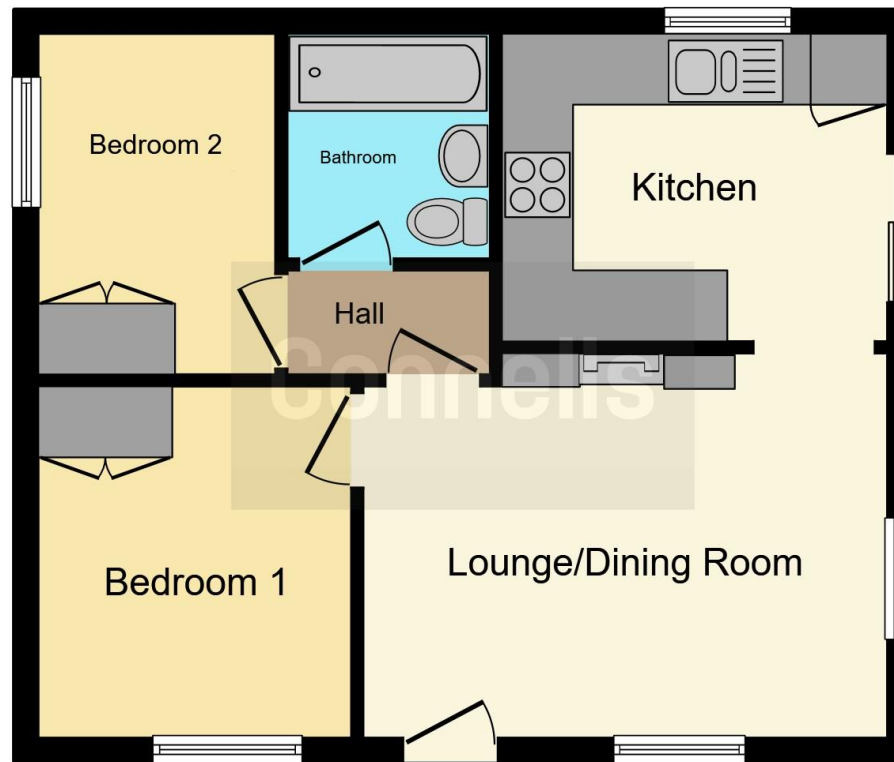












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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**E [amesbury@connells.co.uk](mailto:amesbury@connells.co.uk)**

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/ABY308089](http://connells.co.uk/Property/ABY308089)**

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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