

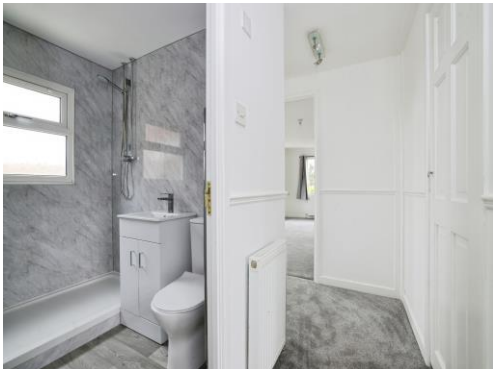


Connells

Larkhill Park Larkhill Road
Durrington Salisbury

Larkhill Park Larkhill Road Durrington Salisbury SP4 8DS

for sale
£140,000



Property Description

This two bedroom park home features a 22' x 9' 6" kitchen/dining room and 16' 5" double aspect lounge. This is a very small park and properties very rarely come available. PETS ARE ALLOWED. Over 45s only. Close to amenities.

Kitchen/ Dining Room

22' x 9' 6" (6.71m x 2.90m)

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 steel hood over, space for dishwasher, and washing machine, fridge and freezer space, door to front.

Dining Area

Lovely countryside views, open through to..

Lounge

16' 5" x 9' 9" (5.00m x 2.97m)

Dual aspect, with views.

Hallway

Access to outside, bedrooms and shower room, built in storage.

Bedroom One

11' 5" x 9' 6" (3.48m x 2.90m)

Fitted wardrobes with shelving.

Bedroom Two

9' 8" x 9' 4" (2.95m x 2.84m)

Rear aspect.

Shower Room

Comprising a shower cubicle with wash hand basin and WC, Heated towel rail.

Outside

Garden

A small shingle garden surrounds the property

Driveway

To the side

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 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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Unit 3 23 Salisbury Street AMESBURY
 SALISBURY SP4 7AW

EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/ABY308309

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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Property Ref: ABY308309 - 0005