



**Connells**

Bulphan View Lower Dunton Road  
Dunton Brentwood



### Property Description

This one/two bedroom beautifully presented Park Home Situated on the ever popular Royale Dunton Court site in the village of Dunton near Brentwood. The park home benefits from an open plan living space incorporating a modern fitted kitchen with space for appliances and an integrated electric oven and electric hob. Modern fitted shower room. There is a wrap around garden area and nearby allocated parking space.

The site facilities include a clubhouse with weekly entertainment and frequent events. For those that don't drive there is a community bus which for a small annual fee will take you to Basildon, Billericay, Pitsea, Wickford and Laindon. There is a footpath leading to a local supermarket which is a 10 minuet walk. Transport links: The M25 and A13 are both nearby. Laindon Railway Station is a 15/20 Minuet walk away.

This site has an age restriction of over 45. Site fees will apply. No Pets.



## Entrance Hall

Double glazed door to side. Double glazed window to side. Double glazed opaque window to side. Laminate flooring.

## Open Plan Living Area

21' 2" x 9' 6" ( 6.45m x 2.90m )

Double glazed window to front. Two double glazed windows to side. Laminate flooring. Vertical radiator.

Kitchen Area:

Two double glazed windows to side. Electric oven and hob with cookerhood over. Tilled walls. Stainless steel sink with mixer tap. Laminate flooring.

## Bedroom One

9' 6" max x 7' 10" max ( 2.90m max x 2.39m max )

Double glazed window to rear. Built in storage cupboard. Wooden laminate flooring. Radiator.

## Bedroom Two

6' 9" x 4' 1" ( 2.06m x 1.24m )

Double glazed window to side. Laminate flooring. Radiator.

## Shower Room

Double glazed opaque window to side. Wash hand basin in vanity unit. Corner shower. Tilled. Ladder style radiator.

## Outside

There is a wrap around garden area. Allocated parking space nearby.

## Agents Note

Age restrictions over 45's only. Site fees apply.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/BCY307337](https://www.connells.co.uk/Property/BCY307337)**

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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