



Connells

Thameside Court
Northmoor Witney

Thameside Court Northmoor Witney OX29 5BL

for sale
£117,500



Property Description

An immaculately presented two-bedroom park home that is set on a popular private park which is approximately 5 miles from Witney and 10 miles south-west of Oxford. The property is a 2009 Homeseeker Brecon 29 x 16 twin unit and offers low maintenance gardens and an on-site car parking space.

The property features LPG gas radiator central heating, and features engineered wooden flooring throughout, the gutters, soffits and fascias were refitted by Prestige developments in 2023. Exterior walls have been treated with Resifine park home paint which was done by Prestige in 2024, the windows and doors are UPVC double glazed, the ceilings are coved and there is a Decra style roof.

Bablockhythe is situated in a pleasant rural location approximately 2 miles from the Kingston Bagpuize to Witney Road, the A415. It is within easy travelling distance of the larger villages of Standlake and Stanton Harcourt.



The property features a fitted kitchen with integrated appliances and has everything in there you could need, two bedrooms, a bathroom and a living room.

Site Fee

10% of the sale price paid to the site owner as a commission

Agent 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)

Lounge

14' narrowing to x 7' 6" (4.27m narrowing to x 2.29m)

Kitchen

9' 3" narrowing to x 7' 6" (2.82m narrowing to x 2.29m)

Bedroom 1

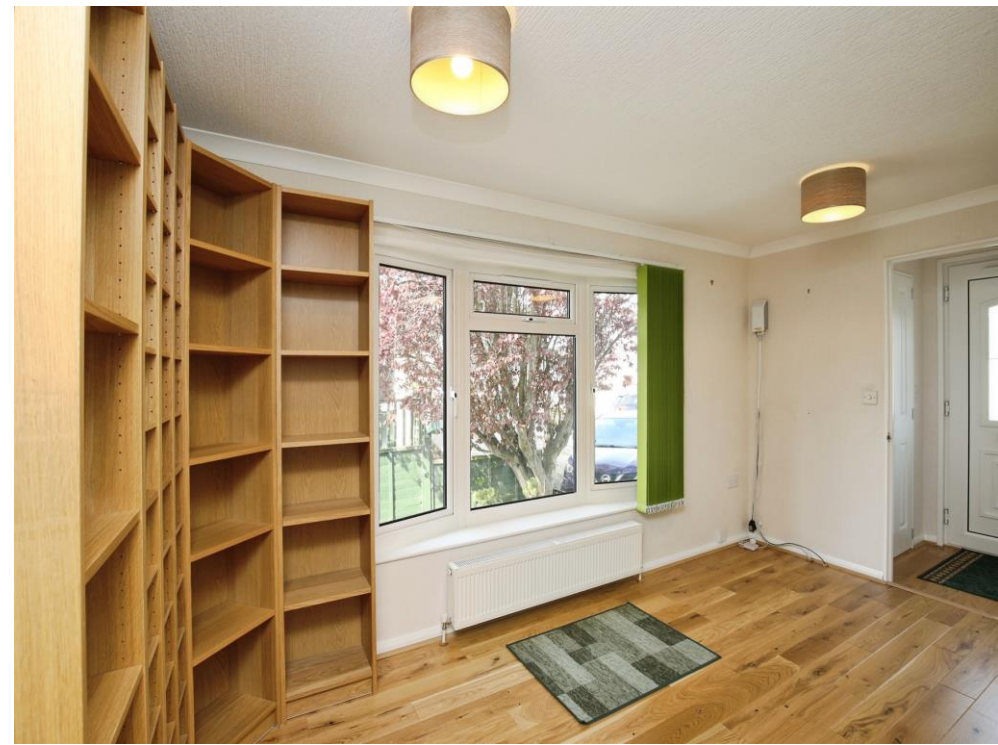
9' 6" narrowing to x 7' (2.90m narrowing to x 2.13m)

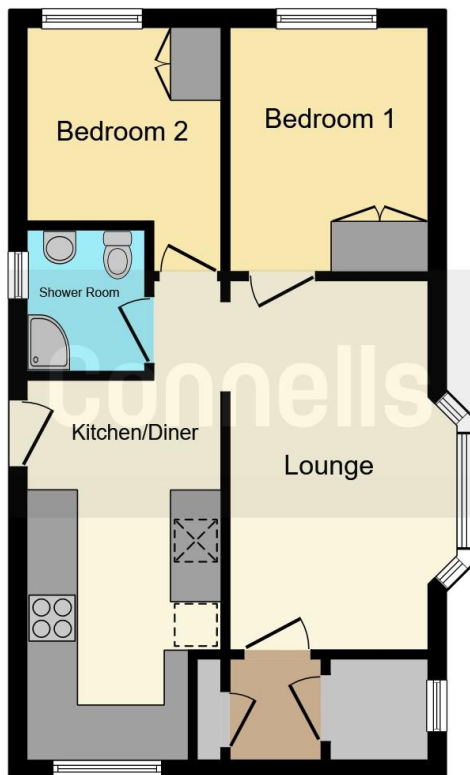
Bedroom 2

7' 3" narrowing to x 7' 3" (2.21m narrowing to x 2.21m)

Shower Room

5' 6" narrowing to x 4' 7" (1.68m narrowing to x 1.40m)





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

view this property online connells.co.uk/Property/WNY305578

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.



Tenure:



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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