



Thameside Court, Northmoor

Connells

SIGNATURE



Thameside Court, Northmoor

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.

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

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.

Site Fees

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

Park Home

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
7'6 X 14

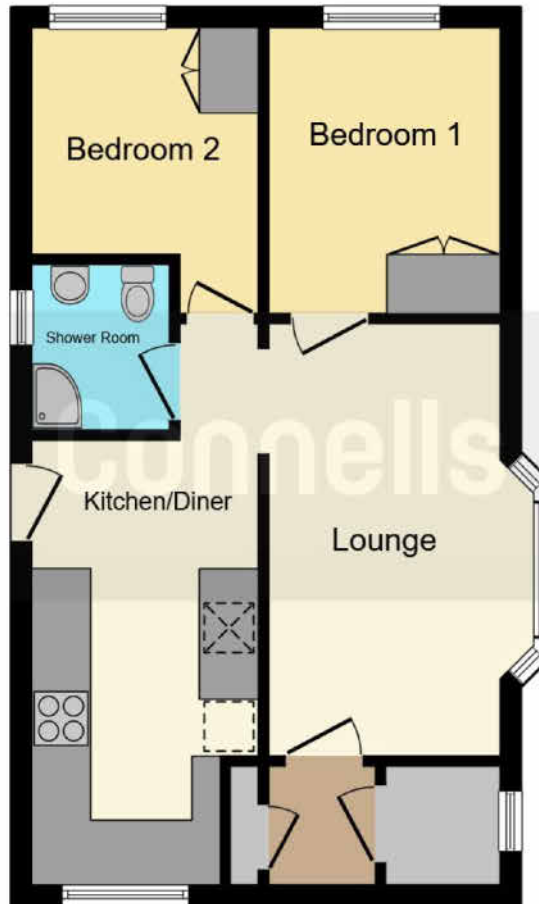


Shower Room
4'7 X 5'6

Kitchen
7'6 X 9'3

Bedroom One
7 X 9'6

Bedroom Two
7'3 X 7'3



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

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Price

£117,500

EPC Rating: Exempt
Council Tax Band: A
Tenure: Freehold



To view this property please contact us on

01993 778 281

or email witney@connells.co.uk

13 Corn Street, Witney, Oxfordshire OX28 6DB

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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

