



**27 The Beeches, Sampford Courtenay, EX20 2TU**

Guide Price **£185,000**

## 27 The Beeches

Sampford Courtenay, Okehampton

- Quality Park Home
- Fully residential site
- Recent total ECO upgrade
- 2 Double bedrooms
- Ensuite to the master bedroom
- Beautifully maintained garden
- Garage & Parking
- Solar & New boiler in 2024
- Less than 3 miles from Okehampton
- Quiet, well maintained site with friendly and helpful community

The Beeches is a very well presented small (32 homes) fully residential park home site just a few miles from the bustling town of Okehampton with a wide variety of amenities and an active community. In 2024 this beautifully presented home, (Wessex Melbury Plus) had a full ECO upgrade with the addition of a new roof with 25 year warranty, 10 solar panels with 5.2kw battery, Worcester gas boiler and additional insulation giving a very good return on the solar and providing an exceptionally affordable home to run.





The side access leads into a utility area and opens up to the kitchen with a good array of units, 4 ring gas hob, eye level oven and space for washing machine and fridge/freezer. The front door leads to a hall with storage cupboard and into the spacious lounge diner with patio doors out the garden and a remote controlled electric fire. The master bedroom has many fitted cupboards and an ensuite shower room with the added bonus of a walk-in-wardrobe. The 2nd double has a fitted wardrobe and the main bathroom has a bath with shower over and vanity unit sink. There is uPVC double glazing throughout & mains gas central heating.

Outside there are two parking spaces and a garage with up and over door, power and light, and a side access door to the rear garden. The garage had a new roof in 2023. The rear garden has a raised decking area and the rest is laid to decorative patio and artificial grass for ease of maintenance. The flower and shrub borders around the whole of the property are well thought out and maintained with a beautiful array of colour. There is a handy outside tap and a power point.

Agents notes: The site has an age related restriction of over 50s only, 2 pets allowed, one permanent vehicle per property and there is a monthly charge for ground rent and site maintenance of £193.00



Please see the floorplan for room sizes.

Current Council Tax: Band A – West Devon 2025/26 – £1673.02

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Standard 2mbps (Airband & Starlink would provide higher speeds)

Drainage: Mains drainage

Heating: Mains gas central heating, solar PV

Listed: No

Conservation Area: No

Tenure: Leasehold (Fully compliant under the 2013 mobile home act)

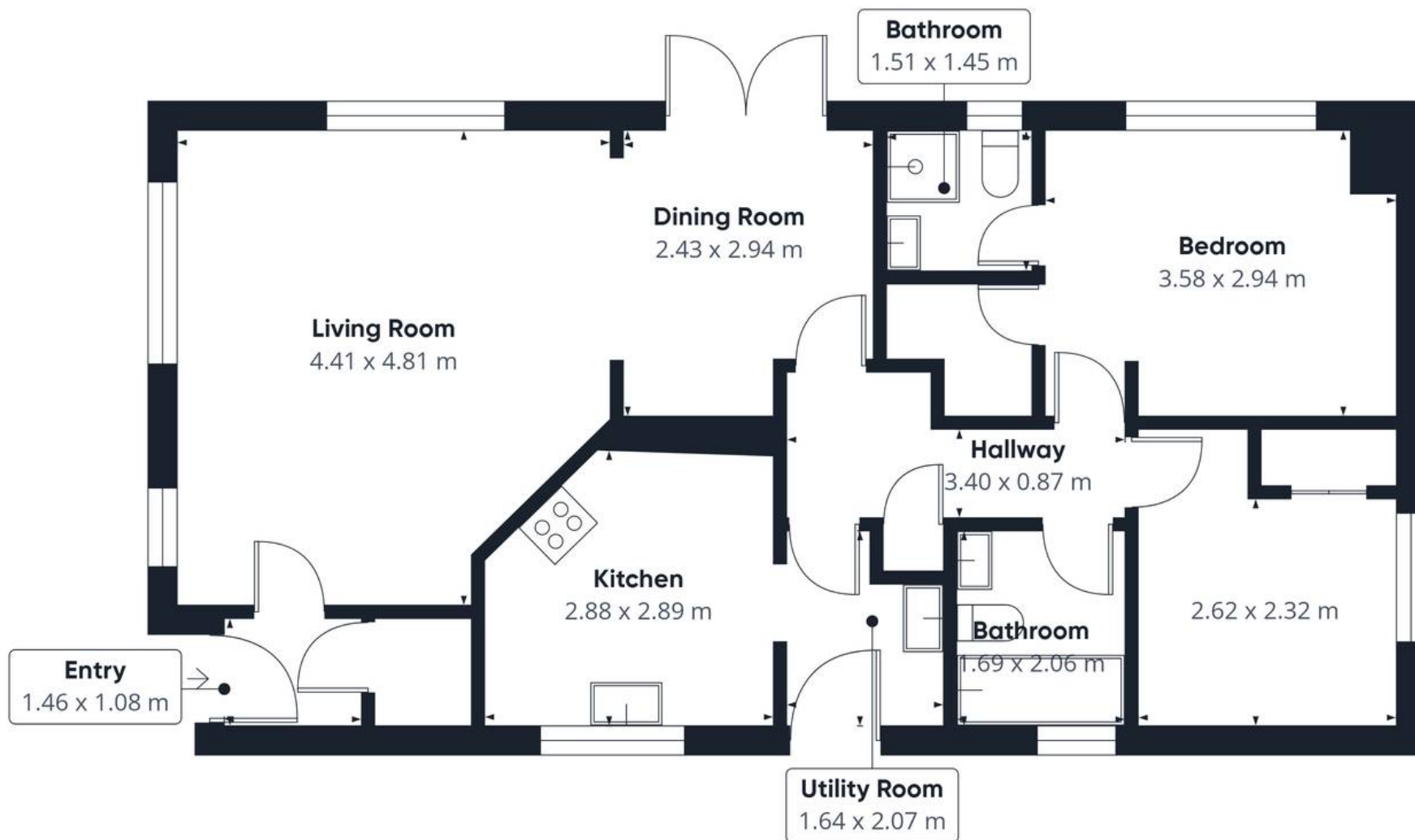
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

DIRECTIONS : From Okehampton take the B3215 towards Crediton, after 2.5 miles the Beeches will found to the right at Sampford Courtenay Station. Take the first right turn on the site and number 27 will be found along to the left.

For Sat Nav: EX20 2TU

What3Words: ///pays.tiredness.deed





**Approximate total area<sup>(1)</sup>**  
68.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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