

ESTATE AGENTS  
  
**John Jeffery  
of Salisbury**

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**A WELL MAINTAINED, BRIGHT AND LIGHT OLDER STYLE, TWO  
BEDROOM PARK HOME SITUATED IN ATTRACTIVE RURAL  
SETTING WITH GARDENS TO THE SIDES AND REAR**



**60 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTS SP3 4BH**

**£70,000**

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

# **60 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTSHIRE SP3 4BH**

## **The Property:**

This was a brand new park home in 1991 which has continued to be well maintained. The accommodation comprises dual aspect living room, two bedrooms, kitchen/dining room and bathroom. The property benefits from LPG gas fired central heating, UPVC double glazing and well secluded gardens to the side and rear. The rules of the Park only allow residents of over 40 years of age without children. When an owner of a Park Home sells their home the Park owners are entitled to a commission of 10% of the sale price.

## **The Situation:**

The park home is situated in an attractive estate in a quiet location adjoining farmland on the edge of the village of Barford St Martin, which lies approximately six miles to the west of Salisbury. The site is situated on a bus route serving Tisbury, Wilton and Salisbury. Local facilities include a school, church, public house and farm shop whilst on the eastern edge of the village is a Petrol Service Station which sells groceries etc. There are further amenities available in the historic town of Wilton, some two and a half miles to the east, whilst Salisbury itself offers a wider range of shopping, educational and leisure facilities.

Located in a rural setting, there is easy access to many country walks.

**VIEWING:** Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury  
Tel: (01722) 335337.

**SERVICES:** Metered electricity and water charged through General Estates.

**POSSESSION:** Vacant possession upon completion of the sale.

**COUNCIL TAX:** The Local Authority has advised that the property falls within Band A.

**PITCH FEE:** We are advised that the monthly pitch fee from April 2024 amounts to £178.28.

**PETS:** We are advised that pets are allowed on the site but we would recommend that you check the specific details with the Site's owners, General Estates 02390843011.

The property is approached along a paved path with timber steps that lead up to an obscure glazed front door:

**HALLWAY:** Radiator; wall mounted thermostat; doors to both bedrooms, bathroom and kitchen/dining room.

**KITCHEN/DINING ROOM:** 2.97m x 2.42m (9'09" x 7'10")  
UPVC double glazed windows to both side elevations; radiator; cupboard housing the Glow Worm gas boiler (which has been regularly maintained); range of base and wall mounted fitted units and roll edged work surfaces; inset stainless steel sink and drainer; space for a gas cooker; space for fridge/freezer; tiled splashbacks; extractor fan; door to:

**LIVING ROOM:** 3.58m x 2.97m (11'9" x 9'9")  
UPVC double glazed windows to front and side elevation; UPVC obscure glazed door and window to side elevation; radiator; fireplace with inset gas fire; fitted cupboards and wall mounted shelving over.

**BEDROOM 1:** 2.97m x 2.23m (9'9" x 7'4")  
UPVC double glazed window to rear elevation; radiator; range of built in matching wardrobes, storage and dressing table unit.

**BATHROOM:** Obscure glazed window to side elevation; radiator; panelled bath; low level w.c.; pedestal wash hand basin; extractor fan.

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## **BEDROOM 2:**

2.18m x 1.27m (7'2" x 4'2") at best

UPVC double glazed window to side elevation; radiator; built-in storage.

## **OUTSIDE**

The home is situated in its own enclosed plot on the edge of this popular, well maintained Park. There are lawned garden areas to the rear and lefthand side whilst the righthand side is paved with plenty of space for pots and plants. Residents are not allowed to drive cars onto the site except for loading and unloading but there is a gravelled car park a little further on with an allocated parking space. There is a large communal grassed area in the middle of the Estate with access for all residents.

## **DIRECTIONS**

Proceed west out of Salisbury on the A30 Wilton Road and at the Wilton roundabout turn left and proceed through the centre of Wilton along the Shaftesbury Road. On leaving Wilton proceed a further 2 miles until you reach the village of Barford St Martin. Follow the main road through the village bearing to the left and continue for approximately ¾ mile. At the signpost for Heath Farm Mobile Home Park turn left, then first left and follow the signs to the Visitors Car Park. On foot, walk back towards the entrance and take the road to the left. Walk through the Estate and take the last turning on the right where the property will be found a short distance along on the right hand side.



**MORTGAGE SERVICES:**

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

**NOTE:**

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings

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