

ESTATE AGENTS



**John Jeffery
of Salisbury**

**Residential and Commercial
Agents
Residential Letting and Managing
Agents**

01722 335337

**Email :
properties@johnieffery.co.uk**

**A BRIGHT AND LIGHT, OLDER STYLE, TWO BEDROOM PARK
HOME WHICH HAS BEEN SUBSTANTIALLY IMPROVED AND
UPDATED SITUATED IN ATTRACTIVE RURAL SETTING WITH
GARDENS ON BOTH SIDES**



52 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTS SP3 4BH
OIE OF £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

52 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTSHIRE SP3 4BH

The Property:

This is an older style park home which has been redecorated throughout and substantially improved to include a newly fitted bathroom, updated kitchen, new UPVC double glazed windows, cladding, skirting, soffits and downpipes; additional insulation and wood laminate flooring in the kitchen and porch/utility. The particularly light and bright accommodation comprises triple aspect living room, two bedrooms, kitchen/dining room and bathroom. The property benefits from LPG central heating, UPVC double glazing and mature, well stocked gardens to both sides. A pedestrian gate give direct access to a large, adjoining communal field; use of which is shared by other residents of the Park 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 seven 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 charged through General Estates. Water charged through General Estates.

POSSESSION:

Vacant possession upon completion of the sale. There is no chain.

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 2025 amounts to £182.38.

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 through a pedestrian gate, along a paved path with timber steps that lead up to a part obscure glazed front door:

ENTRANCE

3.73m x 0.86m (12'03" x 2'10") Windows overlooking the side garden; newly fitted

PORCH/UTILITY: beech laminate flooring, fitted shelves opening and step up to:

HALLWAY:

Door to airing cupboard housing the Drayton central heating control panel, doors to both bedrooms (Bedroom 2 sliding), door to bathroom, door to:-

KITCHEN/DINING 2.87m x 2.95m (9'05" x 9'08")

ROOM:

UPVC double glazed windows to both side elevations; double cupboard housing the Glow Worm gas boiler with shelves under, range of base units with drawers, fitted wall mounted unit with sliding doors, newly fitted work surfaces; inset stainless steel sink and drainer; Beko gas cooker; large, free standing Beko fridge, Bush washing machine, newly fitted beech laminate flooring, ornamental glazed door to:

LIVING ROOM: 3.61m x 2.95m (11'10" x 9'08")

UPVC double glazed window to rear overlooking the communal field, UPVC double glazed windows to both side elevations; UPVC obscure glazed door with steps down to garden. radiator..

BEDROOM 1: 2.95m x 2.95m (9'08" x 9'08")

UPVC double glazed window to front elevation; radiator; range of built in matching wardrobes, storage and dressing table unit, fitted headboard with attached bedside table, independent spot lights over.

52 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTSHIRE SP3 4BH

BATHROOM:

Obscure glazed window to side elevation; heated towel rail, newly fitted bathroom suite comprising a panelled bath with shower and shower attachment and screen; low level w.c.; vanity storage unit with recessed wash hand basin; wood laminate effect vinyl flooring.

BEDROOM 2:

1.73m x 2.18m (5'8" x 7'02)

UPVC double glazed window to side elevation; radiator; wardrobe, fitted single headboard.

OUTSIDE

The home is situated in its own enclosed plot on the edge of this popular, well maintained Park. There are low maintenance garden areas surrounding the home with larger areas to both sides which are mainly gravelled interspersed with a variety of well established plants and shrubs. There is also a greenhouse and outside tap. Residents are not allowed to drive cars onto the site except for loading and unloading but there are car parks on either side of the Estate. 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 first turning on the right where the property will be found approximately half way along on the right hand side.



52 HEATH FARM PARK, BARFORD ST MARTIN, SALISBURY, WILTSHIRE SP3 4BH



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

**VIEW OUR PROPERTIES ON THE INTERNET AT
WWW.RIGHTMOVE.CO.UK**

**John Jeffery of Salisbury 42 Castle Street Salisbury SP1 3TT
01722 335337**

