



Palm View, Uffculme Cullompton EX15 3ES

welcome to

Palm View, Uffculme Cullompton

Situated within a small residential park is this luxury two double bedroom Park Home which is exclusively available to the over 50's. The property benefits from an a superb kitchen, generous open plan lounge dining area. En-suite shower room and dressing room to the master. Lovely rear garden.

Description

Located within a small residential site is this fabulous park home. The accommodation is very well presented throughout. Upon approaching the home is off road parking. Opening the front door is an entrance hall leading to all rooms. There is a great lounge/diner which is light and bright being dual aspect. The modern fitted kitchen is very well equipped. There are two bedrooms, one with an en-suite shower room and dressing room. Both rooms are double, there is also a modern family bathroom. The rear landscaped garden is a superb size with a nice outlook backing onto fields.

Entrance Hall

UPVC double glazed front door, two storage cupboards, radiator

Lounge/ Dining

19' 5" Max x 15' 5" Max (5.92m Max x 4.70m Max)
Double glazed windows to front and side. Fireplace with electric fire, space for dining table.

Kitchen

11' 10" x 9' 6" (3.61m x 2.90m)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, integrated oven with gas hob and extractor fan, fridge/freezer, dishwasher, washing machine and microwave oven, small breakfast bar, wall hung boiler, carbon monoxide alarm, radiator, door to rear garden.

Bedroom One

10' 2" x 9' 6" (3.10m x 2.90m)
Double glazed window to rear. Walk in wardrobe, radiator.

En-Suite

Double glazed window to side. Wash hand basin, WC, shower cubicle, radiator, part tiled.

Bedroom Two

9' 8" Max x 9' 6" Max (2.95m Max x 2.90m Max)
Double glazed window to front. Built in wardrobes, radiator.





Bathroom

Double glazed window to front. Wash hand basin, WC and bidet, bath with shower over, part tiled, extractor fan, radiator.

Front Garden

To the front of the property there a paved area with gravel beds.

Rear Garden

To the rear of the property the garden has been landscaped with raised flower beds, paved areas and a summer house.

Out Building

Windows to side and front with double doors.

Parking

There is off road parking.

Services

Mains electric, LPG gas, water and cesspit

Council Tax Band A



Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. 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. Where a park home site is licensed for HOLIDAY USE or with OCCUPANCY RESTRICTIONS, the Mobile Homes Act 1983 does not apply.

Detached park home for the over 50's

Site Fees

Ground rent is approx £2903.76 per annum

Please note there are rules which apply to buying a park home. For further information please contact the branch on 01881 256041

Location

Located on a small residential park home site with gated access. There is a pub nearby as well as a garden centre. Close proximity to J27 of the M5 and A38. Uffculme is a village approx. 1.7 miles away which has a convenience shop, doctor surgery and pub. Tiverton and Wellington are approx. 7.5 miles away and Cullompton is approx. 5.2 miles which are towns that have further amenities and recreational facilities.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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Palm View, Uffculme Cullompton

- Detached Park Home, Over 50's
- Luxury Park Home
- Two Double Bedrooms
- Ensuite shower room and Dressing room to master
- Council Tax Band A

Tenure: EPC Rating: Exempt

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.

guide price

£195,000



Total floor area 87.3 m² (940 sq.ft.) approx

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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Property Ref:
TVT104769 - 0005

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.


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