



Underhill Park, Tiverton EX16 6SF

welcome to

Underhill Park, Tiverton

Offered to the market with NO ONWARD CHAIN is this superb fully refurbished detached park home which is located in a over 50's Residential park in Tiverton. In brief the home includes a fresh large lounge, new kitchen & dining room. Two double bedrooms, ensuite and bathroom.

Description

Located within a small residential park home site exclusively for over 50's is this exceptionally well presented fully refurbished park home. The site is in close proximity to the town centre. The accommodation includes a large lounge which is triple aspect. There is a kitchen which is very well equipped which a dining room off the lounge & kitchen. Two double bedrooms, bedroom one with an ensuite. The accommodation is completed by a family bathroom. Viewing is highly advised.

Entrance Hall

Door opening into hall, radiator.

Lounge

19' 3" x 10' 6" (5.87m x 3.20m)

Double glazed windows to front and side. Feature fireplace, television and telephone points, radiator, archway to he dining area.

Dining Area

8' 11" x 8' 1" (2.72m x 2.46m)

Double glazed windows to front and side. radiator.

Kitchen

9' 2" Max x 10' (2.79m Max x 3.05m)

Double glazed window to rear. The modern fitted kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, induction hob with extractor fan, integrated oven and microwave, fridge/freezer and washing machine.

Bedroom One

12' 1" Max x 9' 3" Max (3.68m Max x 2.82m Max)

Double glazed window to front. Built in wardrobes, television point.

En- Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle with a double headed shower, splash back, storage cabinet, spotlights.





Bedroom Two

9' 4" Max x 8' 7" (2.84m Max x 2.62m)

Double glazed window to side. Built in wardrobes, television point, radiator.

Bathroom

Double glazed window to rear. Wash hand basin with cabinet, WC, bath with shower attachment over, heated towel rail, extractor fan, splash back.

Front Garden

To the front of the property there is Astro turf, a patio that wraps around the whole of the property, gate to parking space.

Rear Garden

To the rear of the property is a patio area, shed and stone chips.

Parking

Off road parking.

Services Charge

Contact Fox & Sons for details on the service charge & park site rules.

The ground rent is £61.60 payable per week.

Electric & Water is metered and is payable to the site owners.

Council Tax Band A

Location

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

Monday - Friday 9am- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed

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 owner's 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.



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welcome to

Underhill Park, Tiverton

- Detached Park Home, Over 50's
- Two Bedrooms
- Recently Fully Refurbished Throughout
- Great Plot
- Off Road Parking

Tenure: EPC Rating: Exempt

Council Tax Band: A

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.

£180,000



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.localagent.com

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Property Ref:
TVT105420 - 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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