



Underhill Park, Tiverton EX16 6SF

welcome to

Underhill Park, Tiverton

Viewing is advised of this well-presented detached Park Home which is situated on the outskirts of the town centre of Tiverton. The accommodation benefits from two bedrooms, a bathroom, kitchen/diner & lounge. Driveway parking. NO ONWARD CHAIN.

Description

Call us today to arrange a viewing on this detached single unit park home, situated within the Underhill Park site in Tiverton. Underhill Park is well situated on the edge of Tiverton town centre. On entering the home is a hall way which leads to the kitchen which is well equipped and provides space for a table. The cosy lounge is front facing and has an electric fire. There are two bedrooms and a bathroom. Outside there is off road parking for one car. The property benefits from gas central heating and double glazing. For more information or to view the park home rules please contact Fox & Sons Tiverton. Over 50's only.

Entrance Hall

Door to all rooms. Radiator

Lounge

11' 4" Max x 11' 6" Max (3.45m Max x 3.51m Max)
Double glazed window to front and patio doors to side. Electric fireplace and radiator.

Kitchen

11' 4" x 7' 4" (3.45m x 2.24m)
Two double glazed window to side. The kitchen is equipped with a range of wall and base units with worktop over. Tiled splashback, electric oven, gas hob, extractor hood and one bowl sink and drainer. Space for fridge/freezer and washing machine. Storage cupboard and wall hung boiler.

Bedroom One

9' 3" x 11' 4" (2.82m x 3.45m)
Double glazed window to rear. Built in wardrobe and dressing table. Radiator.

Bedroom Two

7' 10" x 7' 11" (2.39m x 2.41m)
Double glazed window to side. Built in wardrobe and dressing table. Radiator.

Bathroom

Double glazed window to side. Bath with shower attachment, WC, wash hand basin, part tiled, extractor fan and radiator.





Front Garden

Rear Garden

Mainly laid to patio with a stone area.

Parking 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 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.

Services Charge

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

The ground rent is £146 per month.

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



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Underhill Park, Tiverton

- Detached Single Park Home
- Over 50's
- Two Bedrooms
- Lounge
- Kitchen/ Diner

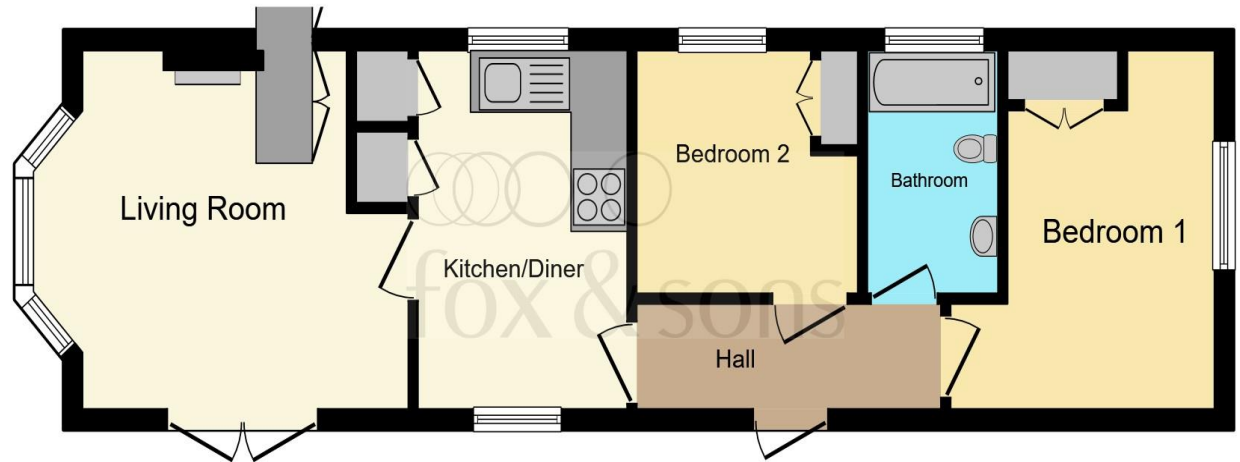
Tenure: EPC Rating: Exempt

Council Tax Band: Deleted

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

£150,000



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.focalagent.com

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Property Ref:
TVT105745 - 0002

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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