

DAVIS & LATCHAM ESTATE AGENTS

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| Good-sized Park Home | • Ready for immediate occupation |
| No Onward Chain | • Dual Aspect Sitting Room, Dining Area |
| Fitted Kitchen | • 3 Bedrooms and Bathroom |
| Garage, Driveway Parking | • Easily Managed Gardens |
| Electric Night Storage Heating | • Upvc Sealed Unit Double Glazing |



8 Woodcock Park, Warminster, Wiltshire, BA12 9JA

£105,000



A rare opportunity to purchase a good-sized Park Home ready for immediate occupation with No Onward Chain on this popular residential development. Entrance Hall, Dual Aspect Sitting Room, Dining Area, Fitted Kitchen, 3 Bedrooms and Bathroom, Garage, Driveway Parking & Easily Managed Gardens, Electric Night Storage Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY provides a rare opportunity to purchase a larger than usual 3 bedroom park home with driveway parking and a garage. Benefitting from Electric Night Storage heating together with Upvc sealed unit double glazing and a generous sized garden all situated on a corner plot location. This is a property which would suit someone on a limited budget in retirement or semi-retirement, seeking an easily run home in a pleasant residential setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Woodcock Park is a popular Residential Park Home development exclusively for the over 50's, conveniently located off Woodcock Road, close to a bus stop yet within comfortable level walking distance from the centre of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders. Other amenities include a theatre and library, hospital and clinics and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area include Bath, Frome, Westbury, Trowbridge and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Southampton and Bournemouth airports are each just over an hour by car.

ACCOMMODATION

Steps up to:

Entrance Hall	having Upvc double glazed front door and cloaks cupboard.
Dual Aspect Sitting Room	16' 9" x 9' 3" (5.10m x 2.82m) having tiled surround and wooden mantel creating a focal point, T.V. aerial point and night storage heater.
Dining Area	10' 5" x 7' 6" (3.17m x 2.28m) with ample space for table and chairs, night storage heater and sliding patio doors to balcony area.
Fitted Kitchen	8' 10" x 7' 6" (2.69m x 2.28m) having postformed worksurfaces, 1½ bowl stainless steel sink, range of units, complementary tiling, Electric Oven & Hob with Filter Hood above, recess and plumbing for Washing Machine, recess for Fridge/Freezer and vinyl flooring.
Bedroom One	13' 9" x 8' 7" (4.19m x 2.61m) with built-in wardrobes and dressing surface, night storage heater and telephone point.
Bedroom Two	10' 5" x 7' 7" (3.17m x 2.31m) with night storage heater.
Bedroom Three	10' 4" into recess x 8' 2" (3.15m x 2.49m) with night storage heater.
Bathroom	having White suite comprising panelled bath with thermostatic shower over, pedestal hand basin, low level W.C., complementary tiling, cupboard housing hot water cylinder with immersion heater fitted and laminate flooring.

OUTSIDE

Tarmac Driveway	providing Off-Road Parking leads to:
Detached Garage	9' 10" x 8' 9" (2.99m x 2.66m) with wooden doors, wooden personal door, power & light connected.

The Gardens

Surrounding the property are easily managed with areas laid to lawn, shingle, a paved terrace, trees, all surrounded by a hedge and fencing.

Services

We understand Mains Water, Drainage and Electricity are connected.

Tenure

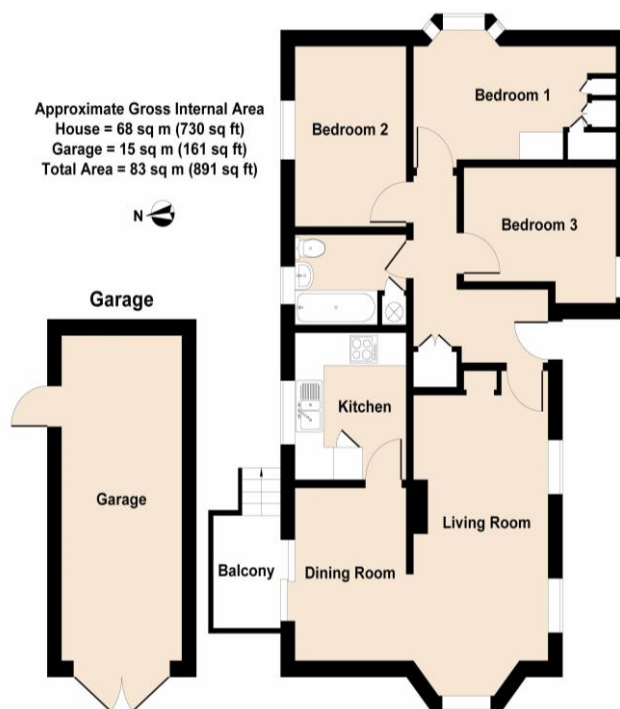
The property will be assigned in accordance with the terms of a Written Statement under the Mobile Homes Act 1983, a copy of which is available at the Agents offices and is subject to a pitch fee of approximately £148.00 payable on the 1st of each month.

Note:

Under the terms of the Mobile Homes (Commissions) Order 1983 (S.I. 1983/748) each time the property is sold and the agreement assigned the Vendor has to pay the site owner 10% of the selling price.

Rating Band

"A"



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.