

for sale

£160,000



## Capel Gardens Ruckinge Ashford TN26 2EJ

Two Bedroom Park Home - 12 Month  
Residency - Over 55's - Decking and Wrap  
Around Garden - En-suite & Walk in  
Wardrobe to Master Bedroom - 40m x 20m



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## 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 taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home. 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. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))



**Lounge / Diner**

14' 2" x 21' 7" ( 4.32m x 6.58m )

**Kitchen**

9' 4" x 12' 4" ( 2.84m x 3.76m )

**Bedroom 1**

10' 9" x 9' 4" ( 3.28m x 2.84m )

**Shower Room**

**Bedroom 2**

9' 6" x 10' 3" ( 2.90m x 3.12m )

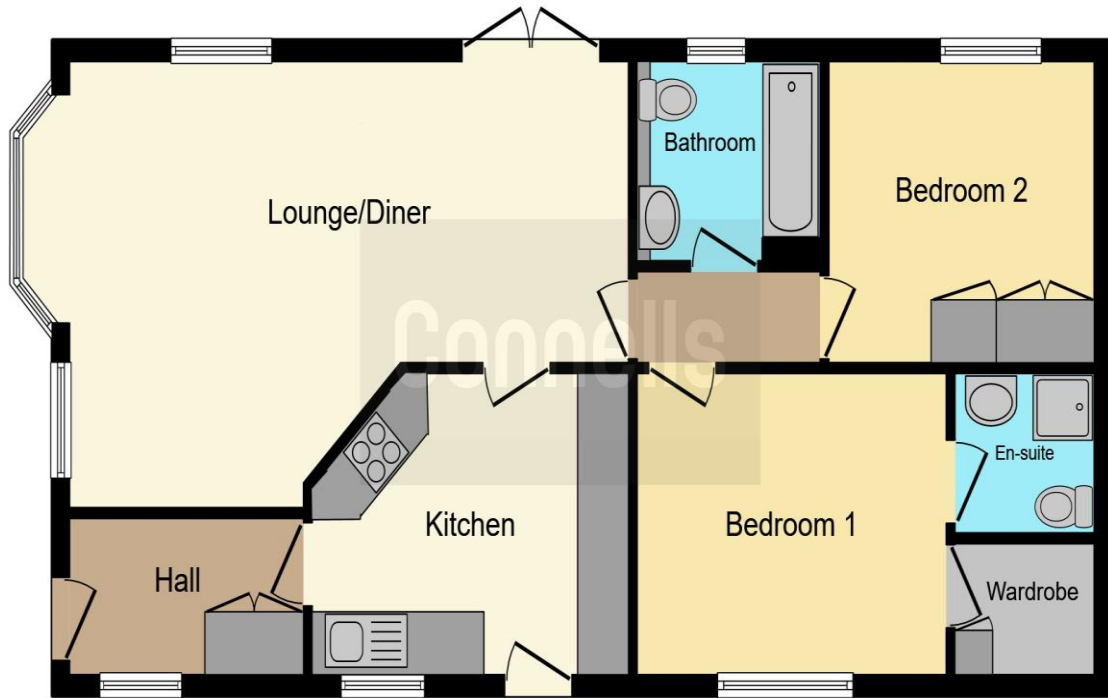
**Bathroom**

**Outside**

**Decked Area**

**Parking**





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01233 502020**  
**E [parkfarm@connells.co.uk](mailto:parkfarm@connells.co.uk)**

Unit 3 Moatfield Meadow Kingsnorth  
 ASHFORD TN23 3LU

Property Ref: PFM405149 - 0006

**Tenure:**

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/PFM405149](http://connells.co.uk/Property/PFM405149)**

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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