





Located in a quiet spot is this detached park home which enjoys a woodland setting. The property enjoys plenty of natural light with a spacious sitting room/dining room. There is a kitchen and utility room. The main bedroom has an en suite with second bedroom and further wet room. Situated on a good sized plot with mature gardens and offered for sale CHAIN FREE with gas central heating and parking. An internal viewing is recommended to appreciate this lovely park home.

### Entrance Hall

9' 6" x 3' 1" (2.89m x 0.94m)

Front door, two storage cupboards and loft access.

### Living/Dining Room

21' 7" x 19' 7" (6.57m x 5.96m)

Dual aspect with three windows, three radiators and electric fire.

### Kitchen

9' 5" x 8' 9" (2.87m x 2.66m)

A range of wall and base units, cooker with gas hob and extractor fan. Sink and drainer, space for fridge and window.

### Utility Area

9' 3" x 5' 2" (2.82m x 1.57m)

A range of wall and base units and space for washing machine. Radiator, boiler and back door.

### Bedroom 1

13' 0" x 9' 6" (Maximum) (3.96m x 2.89m)

Double room with two built in wardrobes, drawers and two bedside tables. Radiator and window.

### En-suite

7' 6" x 4' 9" (2.28m x 1.45m)

Walk in shower cubicle, wash basin and WC. Radiator and window.

### Bedroom 2

10' 2" x 9' 7" (3.10m x 2.92m)

Double room with built in wardrobe, drawers and vanity unit Radiator and window.

### Shower Room

6' 8" x 5' 8" (2.03m x 1.73m)

Wet room with shower, WC, wash basin, mirror and window.

### Outside

#### Front Garden

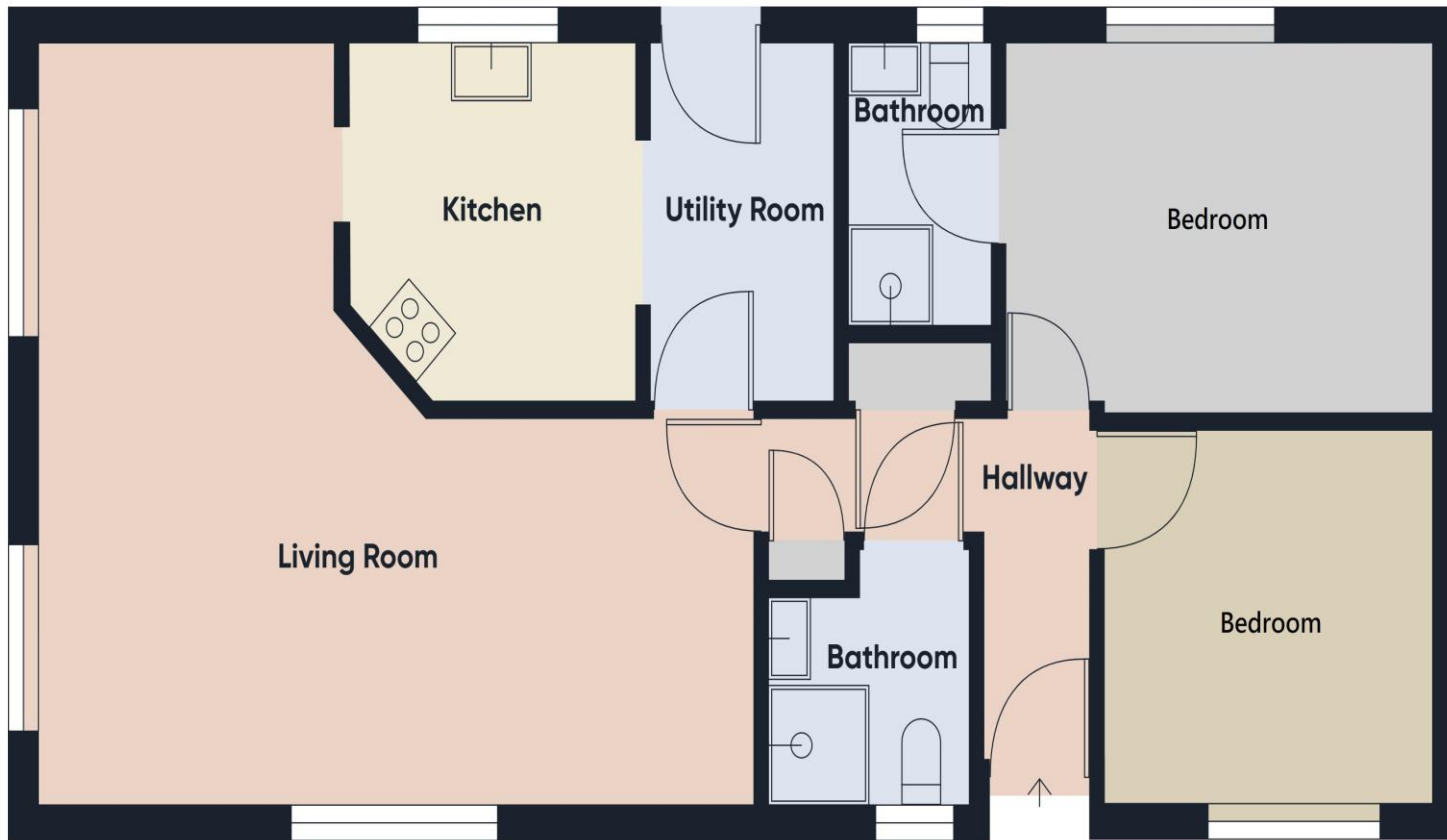
Block paved driveway with access to rear garden. There are steps and lift to rear door.

#### Rear Garden

The garden surrounds the property and the rear overlooks woodlands. There is a shed and patio area.

#### Agents' Note

The current pitch fee for this park home is £176.66 per month with an additional water charge of £8.30 per month. Sewerage is a separate payment to Anglian Water. Pitch fees are reviewed annually. This is a Country Homes Kingsbridge and the size of this park home is (42 x 20 Ft.) This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.