

3 Second Avenue, Newport Park, Exeter, EX2 7DY



Situated in the popular Newport park development Cooksleys are proud to present to the market a two bedroom park home with spacious lounge, kitchen dining room, two bedrooms, shower room and a lovely wrap around garden. No onward chain.

Asking Price £180,000 DCX02327

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part glazed front door with part frosted inner doorway through to dining room.

Dining Room 8' 2" x 6' 9" (2.49m x 2.06m)

Front aspect uPVC double glazed window. Storage cupboard housing boiler, radiator, seating area and access through to kitchen.

Kitchen 10' 5" x 8' 2" (3.17m x 2.49m)

Side aspect window with view over the side garden. Fitted range of eye and base level units with stainless steel sink with mix tap and single drainer, roll edge work surfaces, part tiled walls, gas cooker, plumbing for washing machine and further cooking space. Door through to the inner hallway.



Inner Hallway

Doors to Bedroom One, Bedroom Two, Lounge and Shower room.

Lounge 12' 9" x 10' 11" (3.88m x 3.32m)

Side and front aspect uPVC double glazed windows. Electric fireplace, television point, radiator and frosted door leading to the side of the property.



Bedroom One 9' 11" x 9' 3" (3.02m x 2.82m)

Rear aspect window. Built in wardrobe with storage cupboards and radiator.



Bedroom Two 9' 5" x 7' 0" (2.87m x 2.13m)

Rear aspect window. Fitted wardrobe with hanging space and shelving and further storage space. Radiator.



Shower Room

Side aspect frosted window. Three piece suite comprising of a walk in shower, low level WC, pedestal wash hand basin, tiled walls and radiator.



Garden

Private enclosed rear garden with storage shed and hard standing paved area.



Tenure

IMPORTANT INFO Tenure - Regulated License Agreement Ground rent - £2320.92 per annum Council tax - Band A Heating - Gas Age restriction - over 50 Pets - 1 small, well behaved dog or cat per home with the permission of the park owner Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) to locate your home on that plot.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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