



## 26 Craft Way, Breton Park, Muxton

Offers in the Region of **£125,000**

This fantastic double unit park home is situated on the popular retirement Breton park (suitable for the over 55's) and is available with No Upward Chain to cash buyers only. It is spacious inside and out and the current owner has occupied it for some 20 years, which is testament to the lovely surroundings which the park has to offer. Briefly comprising Entrance Porch leading into the Kitchen, large open plan Lounge/Diner, Inner Hallway, two Bedrooms and Shower Room, externally there are gardens to the rear and side together with a shed benefitting from electrical power and lighting.

Ground rent £164.77 per month 10% of the sale price to be paid to the park owner on completion  
Council Tax Band A.

# 26 Craft Way Muxton Telford Shropshire

Property entered via  
uPVC door into

Entrance Porch 2' 8" x 5' 1" (0.81m x 1.55m)

Kitchen 10' 4" x 9' 6" (3.15m x 2.89m)

Lounge/Diner 15' 7" x 19' 6" (4.75m x 5.94m)

Bedroom 1 12' 3" x 9' 6" (3.73m x 2.89m)

Bedroom 2 9' 7" x 9' 0" (2.92m x 2.74m)

Shower room 5' 4" x 6' 8" (1.62m x 2.03m)

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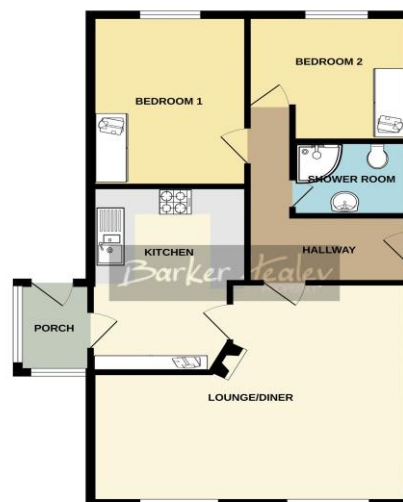
VIEWING STRICTLY BY APPOINTMENT ONLY

## Externally

To the front of the property is a tarmacadam driveway offering off-road parking with a gravelled garden to the side.

Wooden gates lead around to rear of the property where an enclosed garden with large patio area and artificial grass lie. Garden shed with electrical power and lighting.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, rooms, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as the sole basis for any decision. The services, systems and appliances shown here are not intended to be used as the sole basis for any decision. We will not be held responsible for reliance on the plan. Made with MapInfo 6.0024

# Barker Healey

PROPERTY



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**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.  
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.