



1 Kings Head Home Park, Newport.

Offers in the region of **£220,000**

Having been owned by the same occupants from new, this individually designed double unit park home has been beautifully maintained and offers spacious living accommodation, a modern Kitchen, two toilets and a lovely wrap around plot with driveway parking. Being situated on a sought-after retirement park, tucked away off Chetwynd End in Newport town centre, it is ideally located for all local amenities, whilst still being a quiet and peaceful development.

Briefly comprising 19ft Lounge, open-plan Dining Room, Conservatory, Kitchen, 2 Bedrooms (both with built-in wardrobes/storage), Study/Occasional Bedroom, Shower Room and Separate W.C., there are gardens to all four sides, a useful outbuilding (with electric) and a driveway. Gas C.H. & uPVC D.G. throughout. NO UPWARD CHAIN! Council Tax Band A. Ground Rent - £134 per month. Cash Buyers and Over 50's only.

1 Kings Head Home Park Newport Shropshire

Property entered via

uPVC front door into entrance hallway which leads to all rooms. Door to useful storage cupboard.

Additional W.C. 4' 9" x 2' 11" (1.45m x 0.89m)

Dining Room 9' 8" x 7' 0" (2.94m x 2.13m)

Open-plan to the Lounge and door to

Kitchen 10' 7" x 9' 4" (3.22m x 2.84m)

Door to outside. Storage cupboard containing gas C.H. boiler.

Lounge 19' 3" x 10' 9" (5.86m x 3.27m)

Sliding doors to

Conservatory 10' 9" x 9' 2" (3.27m x 2.79m)

Sliding doors to outside.

Bedroom 1 12' 0" x 9' 4" (3.65m x 2.84m) (max)

A range of built-in wardrobes, a chest of drawers and over-bed storage.

Bedroom 2 9' 4" x 9' 1" (2.84m x 2.77m) (min)

Built-in wardrobes.

Shower Room 9' 3" x 5' 5" (2.82m x 1.65m) (max)

Outside

To the front is a block paved driveway with lawned garden lying adjacent which extends to 2.5 sides of the property. Steps lead up to the front door and a gravelled area separates the lawn from the pathway.

A low level wrought iron gate allows access to main garden which is mostly paved with a slightly raised border to one side containing mature plants and shrubs. An outbuilding offering electric power and lighting provides useful storage space. Steps lead up to the back door. Outside light and water tap.

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing description, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the plans.
Made with Metaphor 02/05

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330



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.