



**Connells**

Little Meadow  
Woodside Home Park Luton



## Property Description

**\*VILLAGE LOCATION\* \*WOODSIDE PARK HOME\* \*OFF ROAD PARKING\* \*WRAP AROUND GARDEN\***

This two bedroom park home situated in the prestigious village of WOODSIDE where one can appreciate the peace and tranquility of countryside living.

The property comprises of entrance hall, lounge, kitchen, two goodsized bedrooms and off road parking to own parking space.

### Entrance Hall

Door to side aspect

### Lounge Area

window to front aspect.

### Kitchen Area

Fitted kitchen, wall and base units, double glazed window to front and side aspect, one bowl sink drainer, work surfaces, integrated oven and hob, cooker-hood, space for washing machine, space for dishwasher, radiator.

### Bedroom One

window to the side, radiator.

### Bedroom Two

window to the side, radiator.

### Bathroom

Bath with overhead shower

### Agents Notes

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.

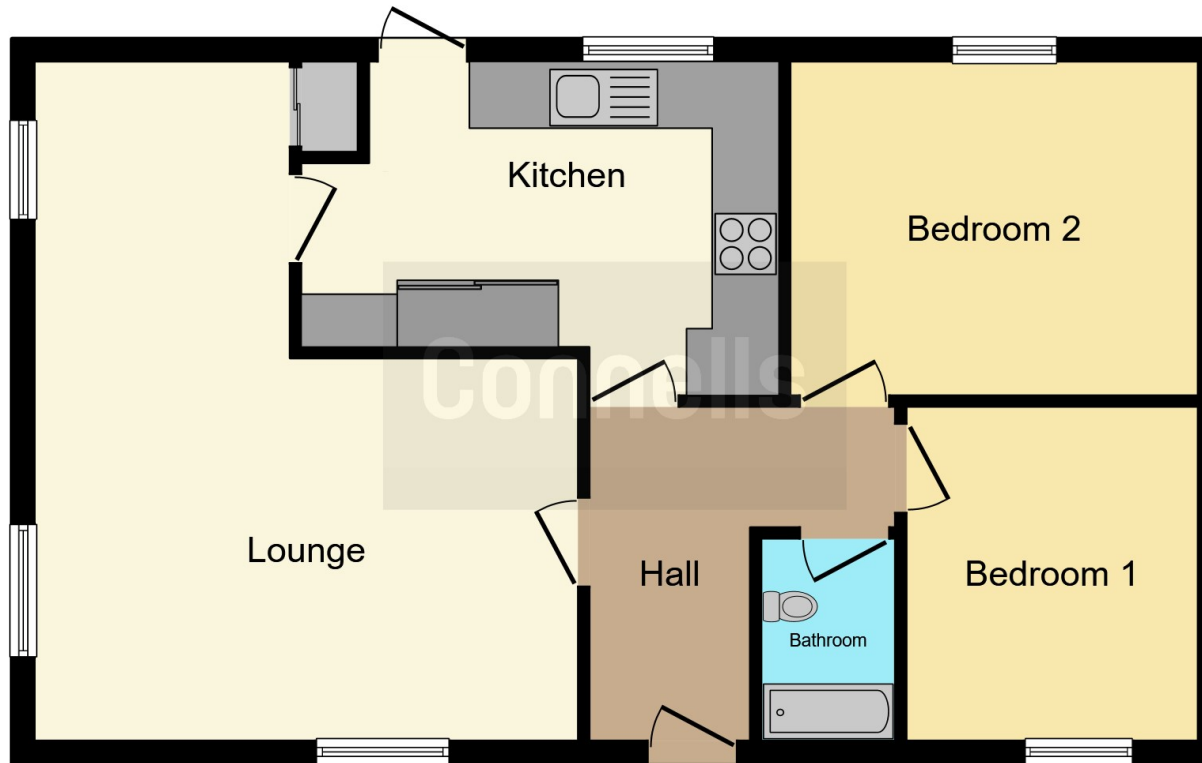
Guidance can be sought from Park homes - GOV.UK

(<https://url.uk.m.mimecastprotect.com/s/sqpzCMQ8ZSqMZA6QfkhWf8yuFS?domain=gov.uk>)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: Exempt  
Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/DUN312283](http://connells.co.uk/Property/DUN312283)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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