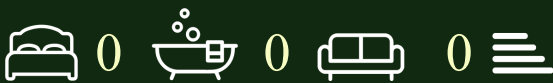


DERBYSHIRE'S

Lettings Department

Howley, Chard

£65,000



This well-presented one-bedroom park home is situated on a peaceful over-50s site on the outskirts of Chard, surrounded by an Area of Outstanding Natural Beauty. Offered with vacant possession and ready to move straight into, this property is ideal for those seeking a relaxed countryside lifestyle.

The accommodation comprises an entrance porch, spacious double bedroom, bathroom with both a bath and walk-in shower cubicle, separate WC, and a bright open-plan lounge, kitchen, and dining area. Originally designed as a two-bedroom home, the current owners have thoughtfully converted the second bedroom into a larger bathroom to suit their needs.

However, this could easily be reverted back to create a second bedroom if desired.

Outside, the property benefits from a secluded garden with delightful views over the surrounding countryside, creating a peaceful setting to enjoy the outdoors. Additional features include off-road parking and a useful storage shed, providing practical outdoor space and convenience.

Recently reduced for a quick sale, this move-in-ready home offers both comfort and flexibility and is a must-see.

- No Onward Chain
 - Over 50s Site
- All year Occupancy
 - Modern Kitchen
- Bath & Walk in Shower Cubicle
 - Stunning Countryside Views
 - Close to Town
 - Vacant Possession
- Council Tax Band A
- £225.09 pcm Pitch fee including sewerage

Tel : 01460 63600

www.derbyshires.net

TO MAKE AN APPLICATION:

We aim to turnaround applications the same day wherever possible. **In order to do this we need the following from EACH applicant:**

1. A completed and signed application form which can be downloaded from our website. We can e-mail this to you on request or collected from our office.
2. Proof of ID. This needs to be in the form of photo ID such as passport, driving licence, shot gun certificate, EU identity card or similar government issued document.
3. A utility bill/mortgage statement/house or car insurance policy/council tax bill addressed to you at your current property and less than 3 months old.
4. Last 3 months payslips.
5. Last 3 months bank statements .

The above should be e-mailed to admin@derbyshires.net

ONCE YOUR APPLICATION HAS BEEN ACCEPTED:

We require a non-refundable deposit of one weeks rent in order to reserve the property. This payment will form part of the total deposit for the property which will, in total, be equivalent to 5 weeks rent. Your deposit will be held by The Deposit Protection Service until the end of your tenancy.

Please note that Derbyshires operate a fully compliant and insured client account, insured under the Propertymark Client Money Protection Scheme (ref no C0127820).

Derbyshires Estate Agents are members of the Association of Rental & Letting Agents and The Property Ombudsman Scheme and adhere to their codes of practice which are available upon request.

To download an **APPLICATION FORM** please visit derbyshires.net/tenant-information or scan this **QR CODE**

