Underhill Park, Tiverton, EX16 6SF

fox & sons

welcome to

Underhill Park, Tiverton

Offered to the market with NO ONWARD CHAIN is this superb detached park home which is located in an over 50's Residential park in Tiverton. In brief the home includes an open plan kitchen/diner into lounge. Also a study, two double bedrooms and an ensuite shower room and bathroom.

Call Fox & Sons today to arrange a viewing of this immaculately presented detached park home which is located within a small residential park home site exclusively for over 50's. The site is in close proximity to the town centre. The accommodation includes a large open plan kitchen which flows seamless to the lounge which is dual aspect, as well as a separate study. There are two double bedrooms, one with an en suite shower room. The accommodation is completed by a family bathroom. Rear enclosed garden and off road parking. Viewing is highly advised.

Entrance Hall
Features spotlights, with doors to all rooms.

Kitchen/Lounge
Double-glazed sliding doors to the side. 3 double-glazed windows to the side. Features 2 radiators, wall & base units, a 1 1/2 bowl sink & drainer, a gas hob, a double oven, integrated dishwasher, and an integrated microwave. There is an island, spotlights, patio doors to the front, an electric fireplace, a TV point, beams, and space for a fridge/freezer. Bi-fold doors to the study.

Study
Patio doors to the front. Features a radiator, a double-glazed window to the side, and spotlights.

Bedroom One
Double-glazed window to the side, double-glazed sliding doors to the rear. Features spotlights, a built-in desk, USB points, a radiator, a dressing area, built-in wardrobes and shelving, and a door to the en suite.

En Suite
Double-glazed window to the rear. Features a radiator, a WC, a wash hand basin, a walk-in shower, and a wall hung unit with a mirror.

Bedroom Two
Double-glazed window to the side. Features spotlights, a TV point, a radiator, USB points, and built-in wardrobes.

Bathroom
Double-glazed window to the side. Features a bath with shower attached, a WC, a wash hand basin with cabinet, a radiator, and wall hung units. Also has an extractor fan, shower boarding, and spotlights.

Note
Please note this property is currently under going external grounds works, to complete the garden area.

Agents Note
Agents Note; 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 (www.gov.uk)

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Information
Contact Fox & Sons for details on the service charge & park site rules.
The ground rent is £63.94 payable per week
Electric & Water is metered and is payable to the site owners.

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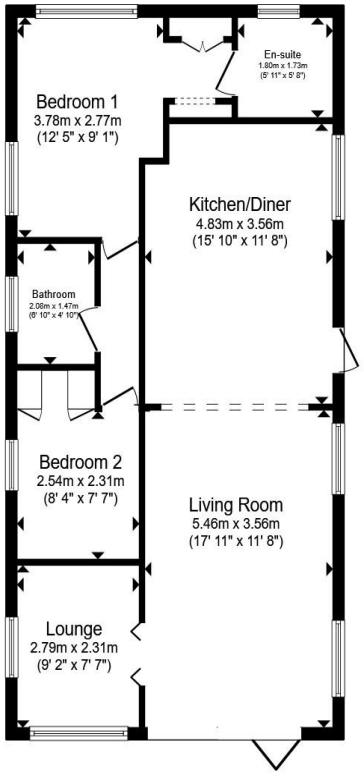
Underhill Park, Tiverton

- Detached Park Home, Over 50's
- Bedroom One with ensuite shower room
- Open Plan Kitchen/Living/Dining
- Study
- Family Bathroom

Tenure:
EPC Rating: Exempt
Council Tax Band: A

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.

£200,000



Total floor area 72.9 m² (784 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
TVT106075 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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