



Connells

Woodlands Park
Tedburn St. Mary Exeter

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Tedburn St. Mary Exeter EX6 6AE

for sale guide price
£160,000



Property Description

GUIDE PRICE £160,000- £170,000. Situated within the popular Woodlands Park development in the peaceful village of Tedburn St Mary, this spacious detached two bedroom park home is available exclusively for the over 55's and occupies an attractive corner plot position with generous outside space.

Internally, the property offers well-proportioned accommodation throughout, including a large living room, separate dining room, and a beautifully modernised fitted kitchen positioned to the rear overlooking the garden.

There are two generous double bedrooms, with the main bedroom benefiting from en suite facilities, while a separate bathroom serves the remainder of the home.

Externally, the property enjoys a spacious corner plot with a private fenced lawn area, creating an ideal outdoor space to relax and enjoy. To the rear there is a patio and seating area, perfect for outdoor dining and entertaining.

Further benefits include a detached garage and private parking positioned alongside the park home.

This attractive and well-maintained home offers an excellent opportunity for buyers seeking spacious single-level living in a peaceful and sought-after over 55's development within easy reach of Exeter.

Entrance Hall

Storage cupboards.

Living Room

20' 7" max x 11' max (6.27m max x 3.35m max)

Spacious living room with dual aspect double glazed windows to the rear and side elevations. Radiator. Air conditioning unit. Feature fireplace.

Dining Room

9' 6" max x 8' 1" max (2.90m max x 2.46m max)

Double glazed window to the side elevation. Radiator. Double glazed French doors to the rear elevation.

Kitchen

8' 2" x 8' 1" (2.49m x 2.46m)

Modern fitted kitchen comprising a range of matching wall and base units with complimentary worktops above. Built in oven and a countertop gas hob with extractor above. Sink and drainer with stainless steel mixer tap. Built in slimline dishwasher. Space and plumbing for a washing machine and tumble dryer. Double glazed window to the side elevation.

Utility

8' 1" x 5' 5" (2.46m x 1.65m)

Full height cupboards complimenting the kitchen. Door to the side elevation.

Bathroom

Electric shower. w.c. and a sink. Obscured double glazed window.

Bedroom 1

10' x 9' 5" (3.05m x 2.87m)

Built in storage. Double glazed window to the side elevation. Radiator.

En-Suite

Panel bath with shower above, w.c. and sink. Obscured double glazed window.

Bedroom 2

9' 5" x 8' 9" (2.87m x 2.67m)

Double glazed window to the side elevation. Radiator.

Outside

The property sits on an attractive spot with beautiful well maintained gardens. There is a garage and a driveway for one vehicle.

Agent's Note

It is our understanding that there are site fees of £198.63. One pet is permitted. There are restrictions on holiday/sub letting. One car allowed to be parked next to the home.





Total floor area 74.4 m² (801 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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8-9 South Street
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EPC Rating: E Council Tax
Band: A

Tenure:

view this property online connells.co.uk/Property/EXR317911

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.

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Property Ref: EXR317911 - 0004